87 00636

EL DORADO COUNTY GENERAL PLAN

- COMMUNITY AREA PLANS
  (development policies)
- LONG RANGE PLAN
- SCENIC HIGHWAYS ELEMENT
- HOUSING ELEMENT
- PUBLIC AND SEISMIC SAFETY ELEMENTS
- OPEN SPACE AND CONSERVATION ELEMENTS
- NOISE ELEMENT
- 1969 GENERAL PLAN
- RECREATION ELEMENT
- BIKEWAY MASTER PLAN
- EL DORADO COUNTY REGIONAL
  TRANSPORTATION PLAN

87 00636

CITY of RIPON

311 W. FIRST ST. • PHONE 599-2108 • RIPON, CALIFORNIA 95366

MAYOR –
Edmund F. Feichtmeir

VICE MAYOR –
Marvin Pater

COUNCIL MEMBERS –
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CITY ATTORNEY –
Rolla L. Garretson

CITY ENGINEER –
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CITY ADMINISTRATOR
CITY CLERK –
Clarence Smit

September 29, 1986

Jack Leister, Head Librarian
University of California, Berkeley
Institute of Governmental Studies Library
109 Moses Hall
Berkeley, CA. 94720

Dear Mr. Leister:

Thank you for your letter of September 23, 1986, regarding our General Plan Elements. We appreciate your request to include our Plan as reference material in your library, however, we are currently in the process of updating our entire General Plan, including the requested elements. I am placing your letter in our General Plan update file and will be more than happy to send a copy when the new General Plan is adopted, probably around June, 1987.

Sincerely,
City of Ripon

Lynae Slinden

Lynae Slinden
City Planner


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AMERICAN FLAT
SPANISH FLAT
BEAR CREEK
DEVELOPMENT
POLICIES

INSTITUTE OF GOVERNMENTAL STUDIES LIBRARY
MAR 8 1987
UNIVERSITY OF CALIFORNIA

ADOPTED: October 21, 1975
RESOLUTION: # 370-75

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

AMERICAN FLAT/SPANISH FLAT/BEAR CREEK

DEVELOPMENT POLICIES

1. The paramount consideration of this Land Use Plan is that of low density, with emphasis upon large, generous size parcels, open lands and the preservation of the rural character of the Area. To implement this objective of low density, the type of zoning recommended for the area, in terms of future development, is agricultural or ten acre residential estates.

2. This will not effect any existing parcels under ten acres in size, and is not retroactive. The Committee recommends that the future minimum parcel size be not less than ten acres. Existing parcels less than ten acres in size and the improvements thereon, if any, shall not be affected by the recommendations contained in this Plan. But such parcels of less than ten acres in size shall not be divided or split further. That a new zoning classification to known as "A-M" or "Agricultural-Mining" be created by the Planning Commission and that such zoning classification be considered appropriate to those areas where mineral patent grants exist, or where valid mining claims are being pursued, including BLM lands, or may result where new mineral discoveries are proved.

3. Developments not consistent with the objectives of this Land Use Plan be considered as not benefitting the interests of the community. Specifically, this Committee recommends against the following types of developments as contrary to the intent of this Land Use Plan: those institutions of a correctional nature, or those proposing rehabilitation, custody or confinement, or those that would tend to represent unrelated uses having an adverse effect on the orderly and homogeneous development of the area: automobile junkyards, salvage and wrecking yards, dumpsites and solid waste transfer stations, sites for rock music festivals, motorcycle race courses or hill climb courses, commercial recreational facilities, such as campgrounds and trailer camps, including membership and lease-purchase types, proposing a pattern of high density land use.

4. Clear-cutting of trees on small parcels of land is not recommended, except where trees represent a fire-hazard, a disease problem or other danger because of their proximity to existing structures.

5. In keeping with the objective of low density, this Committee recommends against the establishment of multiple family dwellings or mobilehome parks within the perimeter of the Plan. Mobilehome parks and other developments proposing a high density of land use, if approved ever, be required to submit to the Planning Commission detailed specifications for sewage disposal systems and adequate potable water supply. It is the considered opinion of this Committee that septic tank sewage disposal and private wells are not adequate solutions to answer the needs of high density developments in this particular geographical area. We further recommend that any mobilehome park development be limited to only the five-star type.

6. Because this area is without a community center, prospective commercial facilities other than those compatible with uses heretofore indicated in this General Plan are invited to consider the merits of them, if any, of the town centers of Georgetown, Kelsey and Garden Valley as possible

site locations. This is not written with the intent of excluding such prospective facilities, but rather it is written to endorse the intent of item 3 in the *Georgetown Development Policy*, adopted in 1967.

7. With respect to proposals for scenic highways, it is the position of this Committee that such highways should be routed through lands presently owned by governmental agencies is high enough without pre-empting further private lands, which has the effect of further shrinking an already limited County tax base.

AMERICAN
RIVER CANYON
DEVELOPMENT
POLICIES

AMERICAN RIVER CANYON DEVELOPMENT POLICIES

ADOPTED: August 24, 1982

RESOULTION: # 233-82

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
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AMERICAN RIVER CANYON

DEVELOPMENT POLICIES

A. Commercial

1. Any new commercial land uses that are proposed in the Plan Area should be located adjacent to or across the road from existing commercial facilities and land uses.

2. Lands that are proposed for commercial zoning on poor soils or other areas that are adjacent to the American River, shall be specifically studied for appropriate and adequate septic disposal capabilities.

3. All new commercial land uses shall be specifically examined for adequate sight distances along Highway 50. Where inadequate sight distances exist, the land use proposal shall not be approved until it is resolved.

4. A structural fire protection district shall be a requirement for any new commercial land use proposal.

5. New off-site advertising signs for commercial businesses not located in the American River Canyon shall be prohibited. New signs may be considered for commercial businesses located in the Plan Area and shall be located at a maximum of 1/4 mile from that business and shall be limited to one (1) sign per business in each direction and must meet all other County and State laws and requirements. All new signs located in the Plan Area should be of rustic quality using subdued earth-tones for colors. Bright colored lights, garish colors, multiple signs and other strong visual elements are specifically prohibited.

B. Residential

1. New multi-family land uses (6 to 20 d.u./acre) are generally considered to be most acceptable when developed adjacent to existing commercial and multi-family land uses. Multi-family land uses must satisfy residential policy (2), (a) thru (d).

2. Additional high density residential land uses (up to 5 d.u./acre) may be allowed in the following areas:

   a) where a specific on-site investigation by a qualified professional demonstrates to the Environmental Health Department that adequate septic disposal and potable water in sufficient quantity is available to each unit or parcel; and
   b) where the predominant land slopes are less than 30%; and
   c) where access is provided that meets the County standards; and
   d) a structural fire protection district is provided.

3. All residential General Plan Amendments, Rezonings and Subdivisions will be reviewed to determine whether they will significantly impact existing schools, fire protection, police protection, road maintenance, snow removal and water systems. Any proposed Amendment, Rezoning or Subdivision project that is found to cause impact will be required to mitigate that impact prior to approval of that project.

C. Agricultural

1. The agricultural and timber producing lands found in the Plan Area are an important resource. The lands that are contracted in a Williamson Act preserve or zoned as a timberland preserve, shall be buffered by a non-building setback of 200 feet when adjacent to residential parcels or as otherwise recommended by the Agricultural Buffer Committee and approved by the Board of Supervisors. This setback shall apply to new subdivisions and parcel maps. On existing and recorded lots and parcels, the 100 foot non-building setback shall be maintained where possible and reasonable.

D. General

1. No septic systems shall be installed on soils classified by the Soil Conservation Service as "alluvium", unless a specific investigation by a qualified professional demonstrates to the Environmental Health Department the suitability of a site for septic disposal at the density proposed.

2. The existing levels of public services now provided in the Plan Area shall not be reduced by a land use proposal, development or rezoning/general plan designation. Reduced, as used in this policy, is defined as those services being lowered to an unacceptable level as specified by existing County and State guidelines and laws.

3. This Plan represents the proposed land use for the next five years. It should be understood that a few amendments to the Plan may be permitted during this time to accommodate proposals that were not anticipated at the time the Plan was assembled. As such, the Plan map and written language is specifically designed and intended to act as a guide to evaluate these changes, and any amendment to this Plan must be in accordance with the Long Range Plan. When an amendment to the Plan or rezoning is proposed, that land use change and/or project will be evaluated by the Plan's Goals, Policies and Land Use map, and analyzed on its own merits; and how, if at all, it impacts local public services.

4. Highway 50 in the Plan Area is a Scenic Highway and should be protected from extensive developments, signs and other visually disruptive elements.

5. The properties identified as Assessor's Parcel Nos. 37-010-07 (Sprock) and 37-010-24, 27 and 28 (Gardner), as proposed Destination Resort Facilities are to be general planned only as per the property owner's request and are to be maintained in large acreage zoning categories (RE-10; RA-20) until such time as a comprehensive development plan is submitted and approved. Utilities and other public services must be provided to the satisfaction of the appropriate County, State and Federal agencies. Assessor's Parcel No. 37-010-07 (Sprock) is specifically intended to be an accessory to the existing Sierra Ski Ranch. Assessor's Parcel Nos. 37-010-24, 27 and 28 (Gardner) are intended to be a Destination Resort. To protect the high visual quality now found in the Area there shall be a requirement for Design Review.

6. The parcel identified as Strawberry Meadows (Assessor's Parcel No. 38-400-15) consisting of 14.5 acres, is considered as a valuable visual resources and is considered to be environmentally sensitive. An Open Space Agreement on approximately 8.5 acres of the Meadow area shall be secured by the County prior to or at the time a development plan is applied for and approved for the remaining 6 acres. The maximum permitted density on the remaining 6 acres shall not exceed 0.5 ac./unit.

BARNETT RANCH

DEVELOPMENT

POLICIES

ADOPTED: March 25, 1980
RESOLUTION: # 117-80

AMENDED: December 1, 1981
RESOLUTION: # 403-81

AMENDED: July 30, 1985
RESOLUTION: # 202-85

AMENDED: November 19, 1985
RESOLUTION: # 355-85

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5/83

BARNETT RANCH

DEVELOPMENT POLICIES

1. All lands in the Barnett Ranch Area Plan will remain zoned to a 20 acre minimum until they have been provided with adequate public services and utilities.

2. Industrial Area:

   a. The industrial designated area shall be required to provide the following prior to phased land divisions, rezonings or development:

      i) Street circulation system and right-of-way designed to serve the 190 acre industrial site; include two (2) access points of adequate design to accommodate the industrial development with one (1) access point being to Durock Road;

      ii) Conceptual utility layout, public sewer and water, to serve the 190 acre industrial site. The layout to show approximate alignment and sizing of the system;

      iii) The 200 foot buffer area on the west side of and adjacent Lime Mine Road shall be used for recreational facilities and landscaping purposes. The buffer area shall be landscaped with each phase of development;

      iv) At the option of the land owner, a conceptual layout of a railroad spur system and right-of-way designed to serve the needs of the industrial development.

   b. Upon approval of the requirements of (a) by the County, and at the option of the property owner, the industrial area may be divided, rezoned and developed in phases or as a total development. Land divisions, rezonings or development will be permitted if the following is provided:

      i) Sewer and water agreement between the property owner and EID shall be secured for property being divided and rezoned. (Interim facilities may be incorporated within the Plan or project for purposes of phasing the project toward completion of the industrial master plan.)

      ii) Industrial rezoning shall be incorporated with a Design Control overlay as established in Section 9395 of the El Dorado County Zoning Ordinance.

3. Commercial - Professional Office Area

   a. The commercial-professional office area shall be required to provide the following prior to phased land divisions, rezonings or developments:

i) Street circulation system and right-of-way designed to serve the commercial - professional office lands; include two (2) access points of adequate design to accomodate the commercial - professional office development with one (1) access point being Durock Road and/or South Shingle Road. The street system should be incorporated with the industrial circulation system.

ii) Conceptual utility layout, public sewer and water, to serve the 88 acre commercial - professional office site. The layout to show approximate alignment and sizing of the system.

b. Upon approval of the requirements of (a) by the County, at the option of the property owner, the commercial - professional office area may be divided, rezoned and developed in phases or as a total development. Land divisions, rezonings or development will be permitted if the following is provided:

i) Sewer and water agreement between the property owner and EID shall be secured for property being divided and rezoned. (Interim facilities may be incorporated within the Plan or project for purposes of phasing the project toward completion of the commercial - professional master plan.)

ii) Commercial rezoning shall be incorporated with a Design Control overlay as established in Section 9395 of the El Dorado County Zoning Ordinance.

4. The designated area for medium density residential use shall not be subdivided to a density greater than 1 d.u./5 acres until public water or sewer is provided to the site. The rezoning of this area to a conformed zone within Medium Density Residential, 1 d.u./1.0 - 4.9 acres will not occur until a tentative major subdivision map and a development agreement are approved by the County.

5. The areas designated for low density residential use (1 d.u./5 acre parcel minimum) will not be rezoned until either public water is provided to each parcel to be created, or sufficient data has been supplied to the Environmental Health Department by a qualified individual or firm that provides conclusive evidence of the ability of each 5 acre parcel to successfully utilize, in the long term, a private well for domestic water.

6. A non-building residential setback of 200 feet on either side shall be established along the Southern Pacific Railroad tracks and the El Dorado Lime tracks spur. It is expressly desired that hiking and equestrian trails be created within this 200 foot setback area.

7. Impacted school districts must have mitigation provided based on the current County requirements for school mitigation.

8. The provision of recreational facilities and trails as outlined in the Recreational Element of the General Plan shall be required to the fullest extent possible. The development of hiking and equestrian trails with circulation throughout the Plan Area is of a high priority and must be considered at the time of development by subdivision, especially in areas designated for one (1) acre and larger parcels.

9. No mobilehome park developments will be approved in the Plan Area.

10. A homeowners association or services district shall be created in the medium density residential area prior to approval of any final subdivision map for the normal maintenance and support of community facilities.

11. The lands that are located to the west of the Southern Pacific Railroad tracks, as represented by Gordon Wong, will remain zoned to a 20 acre minimum until the following conditions are met:

    a. The property must be developed by major subdivision;

    b. Adequate dual access to County standards is provided from this property to a County maintained road;

    c. Water must be supplied to each proposed parcel by a public entity, or conclusive evidence supplied to the Environmental Health Department that supports the ability of each proposed five (5) acre parcel to utilize a private well for domestic purposes;

    d. Non-building easements must be designated of 200 feet width on both sides of the Southern Pacific and El Dorado Lime Mine Spur railroad tracks, and at the northern property boundary adjacent to the Limestone Mine;

    e. The proposed development is consistent with the other policies and mitigation measures as outlined in the Text.

12. The area designated for High Density Residential use south of the railroad tracks shall not be subdivided and developed unless approved as a PD, Planned Development. The development plan shall incorporate the following design standards:

    a. Adherence to the established 200-foot setback buffer;

    b. Maintenance of natural drainages, wet area, and wildlife riparian habitats through established open-space areas;

    c. Clustering of housing units onto areas suited for residential development;

    d. Establishment of a collector street and an internal circulation system which would serve not only the proposed development but surrounding properties as well;

e. Provision for hiking, bikeways, and/orequestrian trails;

f. Siting of development to maintain unobstructed views and vistas.

Provided, as utilized in these policies, is to be considered as having the required utilities existing on the site, or the submission of approval by the local utility district, engineering work drawings and evidence of approved financing for construction secured by bond, deposit, or other surety to the satisfaction of the County.

CAMERON PARK DEVELOPMENT POLICIES

ADOPTED: December 1, 1981
AMENDED: July 30, 1985

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5/83

CAMERON PARK

DEVELOPMENT POLICIES

A. General

1. Any proposal to amend the adopted Cameron Park Area Plan may be reviewed by the appropriate parties. Groups requesting special notice, including the Cameron Park Property Owners Association and the Cameron Estates Property Owners Association, shall be notified within thirty (30) days of filing of development proposals, including General Plan Amendments, Rezonings, Subdivisions and Special Use Permits.

2. General Plan Amendments, Rezonings, Subdivisions and Special Use Permits may be approved upon the finding that adequate services are available or projected in all utilities and public services, including police, fire protection, roads and schools to serve the complete proposed development, amendment or modification. The existing levels of public services and utilities available to current property owners shall not be reduced below acceptable levels by the proposed development, amendment or modification. A statement concerning public service availability and adequacy must be obtained by the applicant and submitted to the Planning Director, unless deferred or otherwise satisfied, from the following agencies:

   a. The El Dorado Irrigation District concerning water and sewer;

   b. Appropriate fire districts concerning their ability and capacity to service the proposed land uses;

   c. The County Division of Environmental Health concerning the suitability of septic systems, if applicable;

   d. Appropriate elementary and high school districts to determine impacts on facilities;

   e. Appropriate law enforcement agencies concerning their ability and capacity to service those proposed land uses.

   f. Cameron Park Community Services District and Cameron Estates Community Services District for park and recreation consideration or as applicable for road and traffic circulation considerations.

3. The Cameron Park Area Plan contains a comprehensive vehicular circulation study which shall be reviewed upon application for development proposals. If the Cameron Park Circulation study does not cover a specific development, supplemental information may be required for review of development proposals.

4. Development projects and subdivisions may be required to upgrade certain portions of these roads or to pay a "pro-rated road improvement fee" as determined by the El Dorado County Board of Supervisors.

5. The designation and development of "east-west" collector routes are of high priority to serve development in peripheral areas and discourage the funneling of traffic onto Cameron Park roads.

6. Further road encroachments, on Green Valley Road, Cambridge Road and Cameron Park Drive, within the Plan Area will be discouraged.

7. The physical setting in the Plan Area shall be protected in the proposal review and approval process by:

   a. During the development, discourage cutting and removal of trees six (6) inches in diameter at breast height other than necessary to place and service structures on a lot or to protect structures against possible damage from a diseased or hazardous tree;

   b. Limiting extensive cut and fill grading of land which substantially changes the natural grade and watershed;

   c. Limiting modification of natural stream beds and flow;

   d. Limiting design placement or roadways which create blind and/or dangerous intersections, or which increase hazards for vehicular traffic;

   e. Limiting densities and lot configurations which do not provide adequate open space and recreational areas;

   f. Limiting the removal or destruction of historical sites;

   g. Limiting or prohibiting lot configurations which do not provide for adequate and proper drainage;

   h. Requiring commercial and industrial subdivisions, complexes and structures to include adequate landscaping and noise attenuation systems to reduce related business noise and provide a harmonious setting.

8. All designated R1 and R2 lots (one-half acre or smaller), north of Highway 50, and RE-5 lots south of Highway 50, shall not be reduced in size or rezoned to more intensive land uses.

9. The County shall establish a design review procedure to review construction design, landscaping and architectural considerations under a design control district for industrial, commercial and multiple family zones.

10. Where property with differing residential land use or zonings abut on the Plan periphery, open space, landscaping and transitional lot sizes shall be designed into proposed projects in order to create compatible land uses. (Note: Applies plan-wide, but specifically to 120 acres; APN 83-020-15, 16; 70-040-15, 16)

11. Developments proposed in the Area of Influence of the Cameron Park Airport, as defined on the Land Use Map, shall be reviewed by the County Airport Director for conformance with FAA and California Division of Aeronautics standards. Lots 66, 110, 257 and 259 of Air Park Estates,

which are owned by the County of El Dorado, are not buildable parcels due to the proximity to the Cameron Park Airport runways.

12. All new subdivisions shall be constructed to not less than Class I Subdivision Improvement Standards.

13. Where a holding zone and high density land use designation exists, rezoning shall not be approved to a density lower than high density residential without a General Plan Amendment.

B. Industrial

1. Industrial land uses are an important asset to the Plan Area. All proposed industrial land uses shall be required to meet, or satisfy, the following conditions:

   a. All new industrial land uses shall be located to the south of US Highway 50, east of Cameron Park Drive and north of Durock Road;

   b. All industrial land uses shall be required to be eligible for public sewer service and public water service, or an acceptable alternative, prior to rezoning or development;

   c. A complete drainage and traffic circulation plan shall be submitted and approved by the Department of Public Works and/or Planning Department prior to approval of the project;

   d. Landscaping and aesthetic screening of industrial development shall be required as a condition of design control;

   e. No parcels shall be rezoned for industrial land uses, unless they are contiguous to an existing industrial zone;

   f. Industrial land uses shall be located on, or have their main access to, County maintained roads having adequate capacity for the proposed development, as determined by the El Dorado County Department of Public Works;

   g. The Planning Commission shall evaluate the development of any industrial parcel under the guidelines of Ordinance 3000, when such ordinance become operational, in terms of design criteria.

C. Commercial

1. Commercial land uses are an important asset to the Plan Area, providing needed services to the residents in the Area. All proposed commercial land uses shall be required to meet, or satisfy, the following conditions:

   a. All commercial land uses shall be required to be eligible for public sewer service and public water service, or acceptable alternative, prior to rezoning or development;

b. A complete drainage plan shall be submitted and reviewed by the Department of Public Works prior to approval of new projects;

c. A landscape and irrigation plan shall be submitted with the building permit application;

d. The Planning Director shall consider other site specific details, such as solar equipment access, grading, sign and other features, as part of the application;

e. All commercial land uses shall be developed through the provisions of the Planned Development (PD) Zone or Ordinance 3030, Design Control District. The determination made by the Planning Commission and Board of Supervisors shall be delineated on the Area Plan and Zoning Maps.

2. In no case shall presently zoned single family residential property (R1, R20,000, R1A, R2A, R3A or RE-5) within the Plan Area be zoned to a commercial land use.

3. Commercial land uses within the Plan Area shall be clustered and developed within the existing commercial land use areas. Commercial areas along US Highway 50, between Cameron Park Drive and Cambridge Road, shall not be expanded to create a continuous commercial zoning "strip" between these two areas on either side of US Highway 50.

D. Multi-Family Residential (3.1 to 20 d.u./acre)

1. No new multi-family zoning shall be established in the Cameron Park Area unless all of the following provisions and findings are met:

a. that the proposed project includes a PD, Planned Development, overlay, and

b. that the property owner enters into a development agreement which shall be binding on all subsequent owners of interest in the property, limiting the overall project such that the project density does not increase from the density allowed by the previously established General Plan designation for the project area, and

c. that no development within the boundaries of the property so designated be developed except in conformance with the approved plans and pursuant to the development agreement, and

d. that the project shall provide:

1. a substantial benefit to the community as a whole, such as recreational lands or other public facilities, above that which is required by the County ordinances, or

2. a significant reduction in the overall residential density as otherwise allowed by the General Plan, and

e. that the project shall provide a semi-rural, planned commercial environment with a blend of residential development and open spaces for residential enjoyment, and

f. that the Board of Supervisors shall find that there is a need in the community for such new multi-family development.

2. All multi-family developments shall be required to connect to public water and sewer service.

3. Should the property owner of Assessor's Parcel number 86-010-16 apply for a zone change to any zone other than Mobilehome Park, the application will be subject to review of the General Plan designation by the Planning Commission.

E. Single Family Residential (High Density - 1.0 to 3.0 d.u./acre;* Medium Density - 1 d.u./1.0 to 4.9 acres)

1. All single family residential subdivisions which are proposed to create parcels of 2.0 acres or less shall be required to connect to public water and sewer service.

2. On single family residential parcels designated in the Plan Area with a Planned Development Overlay, as indicated on the Area Plan map, the allowable density shall be up to 4.2 dwelling units per acres, depending on an approved development plan which proposes common wall or attached residential dwelling. This higher density is permissible within the concept of Planned Developments, which increases dwelling units but retains the same or creates more open space as the basic zoning density. Development plans will take into consideration a buffer zone between the Cameron Park Area Plan and Shingle Springs Area Plan. (note: This policy applies to 220 acres in Unit 9, north of US Highway 50 and east of Cameron Park Drive, as designated on the Cameron Park Area Plan Use map.)

F. Single Family Residential Estate (Low Density - 1 d.u./5.0-9.9)**

1. Public water, where available, must be utilized to serve each proposed parcel, except where conclusive evidence has been submitted to the Environmental Health Department which proves each proposed parcel is capable of using a private well for domestic purposes.

G. Public Facilities

The existing amount of land designated for public buildings, parks and recreation facilities is considered adequate for the present development and population. However, because public needs and desires for public services and facilities rapidly change, great flexibility shall be incorporated in this Plan to encourage changes in land use for public buildings, parks and recreation areas. The County Recreational Element shall be the guideline in park site acquisitions.

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* Reader should see Appendix K.

** Reader should see Appendix L.

5/83

CAMERON PARK

ATTACHMENT - APPENDIX K

Advisory Committee Suggestions for Residential Subdivisions

On single-family residential subdivisions which propose to create parcels of 4.9 acres or less, developers should be aware that adjacent residential properties include a number of private design standards and use limitations. Incorporation of these standards and limitations may make the proposed development more harmonious with present developments. The most common standards and limitations are:

a. Below ground utility service;

b. Prohibitions on billboards and signs, other than common realty "house for sale" signs;

c. Building setback mimimuns on parcels zoned RI of 20 feet from the front property line, 10 feet from the side property lines and 15 feet from the rear property line. Parcels zoned RIA, R2A and R3A should maintain a minimum of 30 feet from all perimeter property lines;

d. Prohibitions against temporary or permanent occupancy of trailers, campers, motorhomes or mobilehomes in residentially zoned areas;

e. Prohibitions against parking boats, trailers, campers, motorhomes and mobilehomes in a position on a lot where they are visible from the road frontage and/or adjacent properties;

f. Prohibitions against construction periods for residential structures greater than 18 months;

g. Prohibitions against keeping horses and farm animals on the property unless the lots or parcels are one acre or greater;

h. Prohibitions against unsightly or unhealthy yards or any type of machinery, material or trash stored in a position to be visible from the road frontage and/or adjacent properties, except as necessary during the actual construction of the residential structure.

i. Establishment of an architectural committee for architectural control over exterior structure appearance and placement of a structure on a lot or parcel. Any legal documents setting forth limitations should include a process for an individual property owner and the architectural committee to enforce a compliance with the limitations.

j. The architectural review committee should have tha authority to grant variances on setback requirements, providing the request is not less than the County zoning requirements.

k. Any legal documents should contain provisions for modification by 2/3 vote of the property owners within the development.

5/83

CAMERON PARK

ATTACHMENT - APPENDIX L

Advisory Committee Suggestions for Residential Estate Subdivisions

On single family residential estate subdivisions which propose to create parcels of five acres or more, developers should be aware that adjacent residential properties include a number of private design standards and use limitations. Incorporation of these standards and limitations may make the proposed development more harmonious with present developments. The most common standards and limitations are:

a. Below ground utility service;

b. Prohibitions on billboards and signs other than common realty "house for sale" signs;

c. Building setback minimums of 50 feet from the front property line, 50 feet from the side property lines, and 50 feet from the rear property line;

d. Prohibitions against temporary or permanent occupancy of trailers, campers, motorhomes or mobilehomes;

e. Prohibitions against parking boats, trailers, campers, motorhomes and mobilehomes in a position on a lot where they are visible from the road frontage and/or adjacent property;

f. Prohibitions against construction periods for residential structures greater than 18 months;

g. Prohibitions against unsightly or unhealthy yards with any type of material and trash stored in a position to be visible from the road frontage except as necessary during actual construction of the residential structure;

h. Establishment of an architectural committee for architectural control over exterior strucuture appearance and placement of a structure on a lot or parcel. Any legal documents setting forth limitations should include a process for an individual property owner and the architectural committee to enforce a compliance with the limitations;

i. The architectural review committee should have the authority to grant variances on setback requirements, providing the request is not less than the County zoning requirements.

j. Any legal documents should contain provisions for modification by 2/3 vote of the property owners within the development.

CAMINO/FRUITRIDGE DEVELOPMENT POLICIES

ADOPTED: May 28, 1985

RESOLUTION: 125-85

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Plan Policies which usually apply to all applications.
2. Review specific policies, i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Division (916) 626-2438.

DEVELOPMENT POLICIES

A. General

1. The Camino/Fruitridge Area Plan Environmental Impact Report shall be reviewed, and mitigation measures implemented, where applicable, for all applications for General Plan Amendments, Rezoning, Special Use Permits, Subdivisions and Parcel Maps.

2. General Plan Amendments, Rezonings, Special Use Permits, Subdivisions and Parcel Maps, hereinafter referred to as "development proposals", shall not be approved unless an adequate availability of public services, utilities, fire protection, water, sewage disposal capability, educational facilities and road access exist or are proposed to be provided or mitigated by the developer to meet established standards. Where any potential conflict exists between Policies A-2 and B-7, Policy B-7 and the Ranch Marketing Ordinance shall govern.

3. Identified significant historical or archaelogical sites located within the Plan Area boundaries shall be protected. Upon application for a proposal, all significant historical and/or archaelogical sites shall be indentified and a proposed method of preservation or protection shall be provided.

4. Residential development proposals shall be reviewed to determine their impact on elementary and high school districts.

5. Development proposals shall be reviewed to determine if significant traffic impacts will occur to existing public roads as a result of the proposed project. Developers may be required to make necessary road improvements or to pay a prorated road improvement fee to accommodate increases in traffic caused by the proposed project.

6. All new subdivision proposals which will cause construction of private roads for access to lots and associated recreational areas, shall be required to form an entity responsible for continual maintenance of roads and common areas.

7. Parks and recreational sites are to be encouraged. Development ment proposals shall meet the requirements of the Major Land Division Ordinance and Recreational Element for land dedication or in-lieu fees, where applicable.

A. General (cont.)

8. Buffers between land uses shall be required to reduce conflicts between owners. Development proposals shall be designed to comply with the County's Long Range Use Plan policies and applicable zoning ordinance regulations pertaining to buffers and setbacks adjacent to agricultural lands.

9. The Pony Express Trail within the Plan Area, designated as a national historic trail by County ordinance, shall be preserved. Easements and/or improvements, where needed, shall be provided, as required, prior to or in conjunction with a development project. The easements and/or improvements should be located on the north side of Pony Express Trail; shall be on a relatively straight line; shall be a minimum width of six feet; and shall be sloped where different elevations exist.

10. Development proposals which include street and/or structural security lighting shall provide a means of containing and addressing associated glare problems.

B. Rural Residential-Agriculture (10-160 acre minimum)

1. Agricultural lands, as defined in the Long Range Land Use Plan, shall be protected from encroachment of conflicting land uses. Development proposals shall be reviewed for compliance with policies set forth in the Long Range Land Use Plan. Recommendations from the Agricultural Commission shall be sought when appropriate.

2. Lands identified as existing or potential agricultural lands, as defined by the Long Range Land Use Plan, which are not currently zoned TPZ or under a Williamson Act Contract, shall be zoned either PAQ Planned Agricultural, twenty-acre minimum or SAQ Select Agricultural, ten-acre minimum.

3. Growers participating in ranch marketing or agricultural products shall provide adequate off-street parking or an accepted alternative for customers in order to mitigate traffic circulation problems. Parking on County roads shall not be permitted and shall be so posted.

4. Agricultural lands shall be buffered with ten-acre minimum zoning except in areas which consist of predominantly smaller parcel sizes. Where ten-acre minimum zoning is not appropriate, specific agricultural setbacks prescribed in the zoning ordinance shall apply.

5. National Forest Service lands and TPZ lands shall be buffered either a twenty-acre minimum zoning or with SA,

B. Rural Residential (cont.)

Select Agricultural Ten-Acre minimum zoning, except in areas which have predominantly smaller parcel sizes. Where twenty-acre minimum zoning is not appropriate, special agricultural setbacks prescribed in the zoning ordinance shall apply.

6. The Plan proposes to protect good agricultural lands by implementing PA, Planned Agricultural Twenty-Acre minimum or SA, Select Agricultural Ten-Acre minimum zoning on these lands meeting the criteria set forth in the Long Range Land Use Plan.

7. Ranch marketing regulations, approved by the Board of Supervisors, shall apply.

C. Residential

1. Multi-Family Residential (2.6 to 8 d.u./acre):

All of the following conditions are prerequisites to multi-family residential development:

a. All multi-family residential development shall comply with criteria set forth in the Historic Design or the Sierra Design Guide;

b. Public water supply;

c. Development proposals on lands not serviceable by public sewer shall provide a method for sewage disposal which meets the requirements of the Division of Environmental Health;

d. A road system that adequately accommodates circulation and traffic generated by the proposed development; and

e. The County road serving the proposed development shall have adequate capacity and design to accommodate proposed development.

2. Single Family Residential:

a. High Density development (2.5 d.u/acre, maximum): All of the following conditions are prerequisites to high density, single family residential development:

1) Public water supply;

2) Development proposals on Lands not servicable by public sewer shall provide a method of sewage

C. Residential (cont.)

disposal which meets the requirements of the Division of Environmental Health:

3) A road system that adequately accommodates circulation and traffic generated by the proposed development; and

4) The County road serving the proposed development shall have adequate capacity and design to accommodate proposed development.

b. Medium Density Residential (1 d.u./1-4.9 acres):

All of the following conditions are prerequisites to medium density single family residential development:

1) Public water supply and/or public sewer as defined by the County Major and Minor Land Division Ordinances;

2) Development proposals on lands not serviceable by public sewer shall provide a method for sewage disposal which meets the requirement of Environmental Health;

3) Located within a structural fire protecton district;

4) A road system that adequately accommodates circulation and traffic generated by the proposed development; and

5) The county road serving the proposed development shall have adequate capacity and design to accommdate proposed development.

c. Low Density Residential (1 d.u./5-9.9 acres):

All of the following conditions are prerequisites to density single family residential development:

1) Located within a structural fire protection district as required by the County Major and Minor Land Division Ordinances;

2) All lost or parcels shall be suitable to utilize septic systems for sewage disposals as required by the Division of Environmental Health;

C. Residential (cont.)

disposal which meets the requirements of the Division of Environmental Health:

3) A road system that adequately accommodates circulation and traffic generated by the proposed development; and

4) The County road serving the proposed development shall have adequate capacity and design to accommodate proposed development.

b. Medium Density Residential (1 d.u./1-4.9 acres):

All of the following conditions are prerequisites to medium density single family residential development:

1) Public water supply and/or public sewer as defined by the County Major and Minor Land Division Ordinances;

2) Development proposals on lands not serviceable by public sewer shall provide a method for sewage disposal which meets the requirement of Environmental Health;

3) Located within a structural fire protecton district;

4) A road system that adequately accommodates circulation and traffic generated by the proposed development; and

5) The county road serving the proposed development shall have adequate capacity and design to accommdate proposed development.

c. Low Density Residential (1 d.u./5-9.9 acres):

All of the following conditions are prerequisites to density single family residential development:

1) Located within a structural fire protection district as required by the County Major and Minor Land Division Ordinances;

2) All lost or parcels shall be suitable to utilize septic systems for sewage disposals as required by the Division of Environmental Health;

2. Single Family Residential (cont.)

3) A road system that adequately accommodates circulation and traffic generated by the proposed development; and

4) The County road serving the proposed development shall have adequate capacity and design to accommodate proposed development.

d. Rural Residential Agricultural (1 d.u./10-16 acres):

This designation shall be applied to lands which meet any of the following conditions:

1) Lands with thirty percent (30%) or greater slope;

2) Inadequate public services;

3) Existing or potential agricultural lands as defined by the Long Range Use Plan; and

4) Roads and access are inadequate.

D. Commercial and Industrial

1. The two areas designated I,Industrial, on the Land Use map fulfull the anticipated needs in the area for industrial land uses within the time frame of the Plan.

2. Clustering of commercial land uses in a contiguous manner shall be encouraged. "Strip" commercial development shall be discouraged.

3. All new commercial development shall comply with criteria set forth in the Historic Design Guide or the Sierra Design Guide. Architectural and landscape designs should be compatible with the natural landscapes wherever possible.

E. Circulation

1. Circulation systems, including adequate public and private road access and improvements, emergency fire access, safe school bus stops, parking areas for car pooling, bicycle and pedestrian trails, equestrian easements, off-site and on-site parking, shall be considered high priority when development proposals are reviewed.

2. The County has adopted an official map outlining an alignment and right-of-way for the Carson Road Connection. All development proposals shall be

E. Circulation (cont.)

reviewed to ensure that designs reflect setbacks from the proposed Connection. Every effort should be made to construct the Carson Road Connection and Freeway Interchange at Camino Heights within the time frame of the Plan.

3. For development proposals which create private road systems, homeowner's maintenance agreements and associations shall be established to prevent long-term road deterioration.

COOL/PILOT HILL DEVELOPMENT POLICIES

ADOPTED: December 14, 1982

RESOLUTION: # 332-82

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

COOL/PILOT HILL

DEVELOPMENT POLICIES

Time Limit of the Plan:

The projected life span of the Land Use Plan will be five to ten years. In the event the Auburn Dam Project or bridge connecting Highway 49 from Cool to Auburn of other major hydroelectric project is approved and funded, the Cool/Pilot Hill Area Plan should be reviewed within two years of approval for probable impacts and appropriate solutions.

Public Participation:

Property owners and the Cool/Pilot Hill Advisory Committee are encouraged to participate in the planning process and to assist in the implementation of the Plan.

Land Use:

A. Generalized Development Policies:

1. Applications for General Plan Amendments, Rezonings, Subdivisions and Parcel Maps may be approved when adequate public services, utilities, fire protection, water, educational facilities and roads exist or are proposed to be provided to meet established standards. Development projects and proposals shall conform to the Land Use map and Development Policies of the Cool/Pilot Hill Area Plan. Considerations shall be given to physical features of land, including terrain, on-site and off-site drainage and land capability.

2. The mitigation measures, as set forth on the Cool/Pilot Hill Area Plan Environmental Impact Report, shall be reviewed and, where applicable, adhered to on all development projects and rezonings.

3. Development projects shall not cause the removal or disruption of significant historical or archaeological sites. Where significant historical or archaeological sites have been identified by a qualified archaeologist, these sites shall be preserved and/or reconstructed or protected.

4. Aesthetic considerations shall be reviewed in order to maintain the State Highway Scenic Corridor and protect views from the State parks. A 100 foot building setback from the right-of-way or property line for new construction shall be established along existing and adopted route State Highways 49 and 193 outside the "core" areas as designated on the Land Use map.

5. Land uses and zoning will direct highly intensive land uses in and adjacent to "core" areas and less intensive land uses and zoning in outlying areas.

6. Community or Historic Design Review shall be established to review landscaping, architectural consideration and signing under a design control district for development within the "core" areas.

7. Within the RA-20 zone, adjacent to the limestone quarry (adjacent to Highway 49), there shall be designated a non-building buffer area located on the west and east sides of the Mineral Resource zone. The boundary of the two buffer areas shall extend generally in a north-south line following the nearest ridgelines adjacent to the MR zone. No residential structures shall be permitted within the buffer area so long as the mineral reserve exists.

B. Commercial

1. Commercial land uses shall be located in "core" areas as defined on the Land Use map.

2. Clustering of commercial land uses in a contiguous manner shall be encouraged. "Strip" commercial development outside of the "core" areas and adjacent to State Highways 49 and 193 shall not be allowed.

3. Home occupations and professional services shall be permitted in residential areas in accordance with County zoning regulations and compatibility with neighborhoods.

C. Industrial

1. Industrial land uses shall be permitted only after thorough consideration of the environmental impacts to the area including, but not limited to, circulation, fire protection, water, sewer and power.

D. Agricultural

1. Agricultural uses, including Exclusive Agricultural - Williamson Act Contract properties, shall be protected from conflicting land uses in accordance with County zoning ordinances and criteria established by the Agricultural Buffer Committee and approved by the Board of Supervisors. Recommendations of the Agricultural Commission shall be sought when appropriate.

2. The development and perpetuation of agricultural uses (as defined in the Long Range Plan) will be evaluated by the County for that potential or existing agricultural use prior to approval of Special Use Permits, General Plan Amendments, Rezonings, Subdivisions or Parcel Maps.

E. Residential

1. Multiple Family Residential (up to 20 d.u./acre)

   a. Multiple Family Residential zoned property shall be encouraged to be located in "core" areas.

   b. Multiple Family Residential housing shall be encouraged to provide a needed alternative type of housing.

   c. Multiple Family Residential projects shall be required to be serviced by either public water or sewer.

2. Single Family Residential

a. New High Density development (5 d.u./acre, maximum) shall be serviced by public water and sewer and encouraged to be located in the "core" areas.

b. New Medium Density development (1 d.u./1-4.9 acres) shall be provided with not less than the following:

i) public water supply;

ii) parcels less than three acres in size (2.99 or less) shall be connected to a public sewer system or, where septic systems are proposed, the Division of Environmental Health has approved each lot to have adequate disposal capability;

iii) located in general proximity to the "core" areas;

iv) included in a structural fire protection district.

c. New Low Density development (1 d.u./5-9.9 acres) shall be provided with at least the following:

i) a road system that adequately accommodates circulation for the project and surrounding areas and meets the requirements of Policy Section F, Circulation;

ii) the Division of Environmental Health is satisfied that all lots are suitable for septic systems or have sewer service available.

d. Rural Residential Agriculture (1 d.u./10-160 acres) land use designation identifies areas currently lacking in service and/or adequate vehicle circulation.

F. Circulation

1. Land development projects shall be provided with adequate circulation. Development review shall consider the adequacy of public and private roads for emergency vehicle access and for off-site traffic. Measures shall be taken to improve inadequate roads by such measures as "area of benefit" districts, assessment districts or other means. Where no improvement measure is proposed to alleviate inadequate situations, land development projects shall be denied.

2. Developments, including Parcel Maps, Subdivisions and Rezonings, in the area bounded by Cherry Acres Road, Penobscot Road and Highways 49 and 193 shall be provided with a substantial traffic circulation system. Provisions for maintenance, access to public roads, looped road systems and community support shall be considered prior to and made part of any project approvals.

3. The Planning Director may, due to the zoning and potential of further divisions, require that a property owner's association be created and caused to be responsible for road maintenance.

4. Ultimate land use density shall be considered when development projects are reviewed in order to design road systems for potential traffic.

5. Development review shall take into account the Circulation section of the Plan, future roads indicated on the land use map and surrounding circulation of the project area.

6. School bus stops and parking areas for the purpose of car pooling shall be established where development projects could provide suitable areas.

7. Project reviews shall take into account consideration all forms of transportation and circulation including bicycle trails, pedestrian paths, equestrian easements and parking.

8. Access to public properties shall be considered and, if appropriate, be provided with vehicular easements or reserved easements to prevent landlocking of public property with recreational potential. Recreational potential shall be determined by the Recreation Commission, Planning Commission and Board of Supervisors.

9. All land development projects shall provide recreation easements where trails exist or when new trails are proposed in the Recreation Element of the County General Plan. Where safety permits, trails shall be placed adjacent to established roads.

G. Recreation

1. Recreational land and/or fee dedications shall be required to the fullest extent possible according to the Major Land Division Ordinance and County Recreational Element.

2. The establishment of a community center and expanded sports field shall be encouraged to meet the needs of a growing population. (See Policy H-2)

H. Education

Development and growth within the Plan Area shall consider education. The Land Use map shall indicate general potential locations for future school sites. The sites are generalized and should allow for the following facilities:

1) a 40 to 50 acre site for a future high school;

2) a 20 to 30 acre site for a junior high school and a community park complex; and,

3) a 10 acre site for an elementary school.

EL DORADO
DIAMOND SPRINGS
DEVELOPMENT
POLICIES

ADOPTED: December 5, 1979

RESOLUTION: # 302-79

AMENDED: March 29, 1983
RESOLUTION: # 72-83

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

EL DORADO/DIAMOND SPRINGS

DEVELOPMENT POLICIES

A. General Policies

1. Public services shall be a prerequesite to increased density or intensified land uses. Provision of public services shall not result in reduction of service to current users.

2. Annexation to a County fire district is a prerequesite for all new rezoning applications except those within the Rural Agricultural or Agricultural Exclusive designations. Adequate public water is a prerequisite for medium density residential development. Adequate public water and sewer are prerequesites for industrial, commercial, high density and multi-family residential designations. Such lands as were zoned commercial or industrial prior to the adoption of this General Plan are not required to have sewer available prior to zoning.

   Commercial land uses on parcels contiguous to Highway 50 where sewer is not immediately available would be allowed under Planned Development Zoning, if all the following findings were made:

   a. The responsible public agency indicates that sewer will be available to the site within the term of this plan;

   b. The development of the proposed commercial use without sewer would not be detrimental to the public health, safety and welfare or to the environment;

   c. The impact of the planned development on public services such as roads, schools or public utilities would be less at the proposed location than within the central area discussed in policy A-11.

   d. The location would help to conserve energy.

3. Assuming public services are satisfactory to current users, before increased density is allowed by General Plan Amendments or Rezonings, a statement concerning public service adequacy and availability will be secured by the applicant and submitted to the Planning Commission from;

   a. EID concerning public water and sewer, if applicable;

   b. County Department of Environmental Health concerning the suitability of the area for septic systems, if applicable;

   c. Fire districts concerning their capacity to provide fire protection;

   d. Elementary and high schools concerning the potential impact on the school system.

   To better implement the above, the Planning Department will review proposals with the above agencies prior to any General Plan Amendment hearing before the Planning Commission.

4. Leap-frog annexations into San #2 Sewer District will not be allowed. Direct hook-ups to the Mother Lode Sewer Main are not considered as annexations to San #2.

5. Following design of the sewer lines which will serve the commercial area north of Highway 50 along Missouri Flat Road, the Planning Commission should review land adjacent to and within gravity flow of the proposed sewer line for changes in the Area Plan to a higher intensity land use.

6. The County will consider the potential of future alignments and rights-of-way for Highway 49 prior to allowing high density and multi-family residential, commercial or industrial uses along Highway 49 and Missouri Flat Road.

7. In order to provide for safe ingress and egress and to ensure fire protection access, multi-family, standard and rural subdivision developments will provide access roads to a county-maintained road to the satisfaction of the local fire district.

8. Planned unit developments as defined by the Planned Unit Development Zoning ordinance are encouraged for residential, commercial and industrial projects.

9. Parks are to be encouraged. The maximum application of the section of the Major Land Division Ordinance outlining fee payment or land dedication to parks shall be made.

10. Agricultural lands are to be protected from conflicting land uses. In sections 9, 16, 20, 21, 28, 29 and 32 of T9N, R10E, MDM, land surrounding agricultural preserves will be zoned 10 acre minimum in order to reduce the impacts of any future developments in that area on agriculture.

11. Intensive land uses such as commercial and industrial businesses, shall be located in the central areas of El Dorado, the El Dorado Wye, and Diamond Springs. Outside this area, progressively larger parcel sizes will maintain the transition from the more urbanized core to a rural countryside.

12. Multi-family land use designations best buffer commercial and industrial land uses from single family residential areas and should be encouraged to occur especially around large proposed commercial development projects.

13. Industrial and commercial sites should be designed so as to minimize impact on the natural environment.

14. Stream banks will be protected from erosion and streams from excessive turbidity by the maximum application of the Recommendations of the Department of Environmental Health.

15. To protect the roads and highway in Diamond Springs and El Dorado from visually disruptive elements, no variance from the County sign ordinance should be allowed.

16. All industrial, commercial and multi-family development proposals located north of the Southern Pacific Railroad tracks and south of Highway 50 must be zoned and developed under the Design Control Ordinance. Specific consideration must be given to the provision of left and right-hand turn storage lanes on Missouri Flat Road to serve these proposed developments, or other recommendations made by the Department of Public Works to reduce the impact on traffic created by these developments.

17. The lands described by parcel numbers 327-210-37 and 42, consisting of approximately 28 acres is currently in the process of requesting a General Plan Amendment and Rezoning to allow RM, CPO and CP zoning categories. The intent of this specific policy is to allow this proposed change to occur for these parcels only when zoned and developed concurrently under the provisions of the Planned Development Ordinance. Specific consideration must be given regarding the traffic and circulation impacts this development may cause to Missouri Flat Road and Forni Road. Where recommended by the Department of Public Works, the developers will make improvements such as turn storage lanes or intersection improvement to ensure that Missouri Flat and Forni Roads will remain free-flowing through this area.

18. Rezonings to industrial, commercial, multi-family high density and medium density residential uses and all tentative residential subdivisions shall have an archaeological site record search conducted by a state-authorized agency to determine if any sites of cultural value exist within the project. If an area is determined to have a high potential for archaeological sites, the County may require that a survey be conducted on the land to identify these sites.

B. Industrial Development Policies

Appropriate zoning for industrial General Plan designations is "I" and other zones compatible with industrial development. CG, C and CP will be allowed at the El Dorado Wye and along Missouri Flat Road. Appropriate zoning for the industrially designated lands north of the railroad tracks north of Diamond Springs is low density residential until such time as sewer is provided and industrial uses are proposed.

1. New industrial developments will be required to have public water and sewer.

2. Screening and landscaping of industrial developments will be required to the fullest extent as provided for in the appropriate ordinance.

3. Areas appropriate for industrial zoning are the lands along Missouri Flat Road north of Diamond Springs up to the railroad tracks and the lands around the El Dorado Wye. Industrial plan amendments are to be approved only if all of the following conditions exist:

   a. the lands proposed industrial are contiguous to existing industrial zoned or general plan designated lands;

b. no land appropriate to the proposed industrial use is available on lands designated industrial on the Area Plan;

c. the County has determined the proposed use will not reduce air or water quality, create substantial additional noise impacts or increase traffic beyond the physical capacity of the roads, as defined in the section on Impacts on Circulation by Public Works.

4. Industrial developments may not use roads that are not arterials, major or minor collector roads through areas designated residential on the land use plan.

5. Industrial developments must provide adequate off-street parking as determined by the General Provisions ordinance.

C. Commercial Development Policies

Appropriate zoning for El Dorado and Diamond Springs commercial lands is CP, CPO and C, and residential zoning such as RM and R2. Appropriate zoning for other commercial areas includes the above and C, CG.

1. Except for projects allowed by Policy A2a, lands proposed for commercial rezoning or General Plan Amendment will be required to have public water and sewer available to the site and must be on a public road.

2. Screening and landscaping of commercial sites will be required to the fullest extent as provided for in the appropriate ordinance.

3. Areas appropriate for commercial use are around the townsites of El Dorado and Diamond Springs, on Missouri Flat Road north of Highway 50 to the intersection with Headington Road, along Mother Lode Drive between Panorama and Lindberg, and at the El Dorado Wye.

4. A General Plan Amendment to add new commercial area(s) will be considered if:

a. the Planning Commission makes a finding that most of the commercially-designated lands on the Plan are now committed to a commercial use and that additional commercial lands are needed; (the intent of this finding is to minimize the leap-frogging of commercial designations throughout the Plan Area.)

b. The effect of the proposed commercial areas on circulation and traffic flows is known.

c. Provision is made to maintain continuous traffic flow at speeds of 30-45 mph on State Highway 49, major and minor collector roads affected by the proposed development.

d. The conditions in Commercial, item #1 are filled.

5. Commercial developments must provide adequate off-street parking as provided for in the General Provisions ordinance.

D. Residential Development Policies

Lands which would have potential development problems due to high slope or specific soil or vegetation types will be limited to 5 acre or 10 acre minimum parcels, as indicated by the appropriate classification on the Land Capability map. This map will be referred to in considering all Rezonings and General Plan Amendments.

1. High Density (maximum 5 dwelling units/acre) and Multi-Family (maximum ~~43~~ 20 dwelling units/acre)

   a. No land outside those areas served both by the Mother Lode Sewer District and EID water will be General Plan designated High Density Residential.

   b. Land proposed for Multi-Family or High Density Residential designations (R2, RM, R20,000 or RI) must have public water and sewer available before zoning will be approved.

   c. Multi-family developments should especially be encouraged to occur in these areas:

      i) the Northwest side of the intersection of Missouri Flat Road with Highway 50; (around the proposed commercial area)

      ii) adjacent to mobilehome parks;

      iii) around the proposed high school site in the El Dorado area;

      iv) along Mother Lode Drive north of the "Wye";

      v) in the area south of and not fronting on Pleasant Valley Road approximately 1,250 feet east of its intersection with Missouri Flat Road;

      vi) around the old Diamond Lime Plant site.

2. Medium Density Residential (1 acre minimum)

   a. Land proposed for medium density designation, rezoning or development must have public water available to the land.

   b. Lands may be zoned Medium Density (RIA, R2A or R3A) if:

      i) the Land Capabilities map indicates no septic limitations; OR

      ii) perc test results show soil suitability for septic systems to the satisfaction of the Department of Environmental Health; OR

      iii) sewer is available to the land.

c. Lands outside the Mother Lode Sewer Service District will not be brought into Medium Density designation by General Plan Amendments unless the existing Medium Density residential lands are 75% built out and unless the Land Capability map indicates adequate septic capabilities in the area proposed.

3. Low Density Residential (5 acre minimum)

a. Lands proposed for Low Density zoning (RE-5) are not required to have public water; however, they must have adequate septic capabilities. Lands may be zoned RE-5 if:

i) the Land Capabilities map indicates no septic limitations; OR

ii) perc test results show soil suitability for septic systems to the satisfaction of the Department of Environmental Health; OR

iii) sewer is available to the land.

b. Further subdivision of land designated Low Density west of Crystal Boulevard will not be permitted until an adequate loop road is provided connecting those lands with Highway 49 at or near the Highway 49 - Crystal Boulevard intersection, as outlined on the Land Use map.

EL DORADO HILLS
SALMON FALLS
DEVELOPMENT
POLICIES

ADOPTED: DECEMBER 6, 1983
RESOLUTION: # 3408-83
AMENDED: JULY 24, 1984
RESOLUTION # 236-84

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

12/6/83

EL DORADO HILLS/SALMON FALLS AREA PLAN POLICIES

EL DORADO HILLS AREA

A Policy is a specific statement and guiding action which implies clear commitment on future development decisions. The Plan Policies will assist the County in implementing the Plan and meeting the Plan's Goals. Each of the following policies has equal weight and force, although certain are directed to specific land use areas.

Public participation in the planning process is encouraged during the formulation of the Plan, during the time frame of the Plan and during any Plan revisions.

A. General

1. "General Plan Amendments, Rezonings, Subdivisions, Parcel Maps and Special Use Permits", hereinafter referred to as "developments", shall be considered in light of presently available or projected required public utilities and public service capabilities. Subdivisions, parcel maps and special use permits may be approved upon the determination that adequate capacity is available or projected in all required public utilities and public services.

2. Transitional land uses shall be designed into development projects in order to alleviate land use conflicts in differing residential density areas, commercial, industrial and agricultural areas. Typical transitions may consist of:

   a. Section 17.06.150, Special Setbacks for Agricultural Protection;

   b. Landscape areas;

   c. Densities between residential developments that blend existing development to the proposed density;

   d. Use of natural terrain and vegetation to separate incompatible land uses.

3. The Marble Valley-Cowell Foundation property, as identified on the zoning map as Mineral Resource Zone, shall not be developed for other purposes until the Planning Commission has considered and the Board of Supervisors has determined that resource extraction is no longer the appropriate land use.

4. Public facilities shall be considered in light of future development and growth within the Plan Area. Public use facilities, including but not limited to, will be school sites, public buildings, "park 'n ride" lots, etc.

5. The Plan has large areas designated for future urban development. These areas may be developed concurrently with the formation of the assessment districts to provide necessary public services. Developers may enter into development agreements with the County in order to meet the objectives of the Area Plan.

A. General (cont.)

6. Urban designated land uses within the boundaries of EID Assessment District #3 shall be held in an RE-10 zoning category until the density category, as shown on the Area Plan, has a commitment for the required services from the appropriate agency.

7. South Bass Lake Road area will be designated Low Density and Rural Residential Agricultural land uses.

8. Those lands identified on the Long Range Plan as agricultural lands shall be protected from conflicting land uses by the total implementation of the adopted Agricultural Buffer ordinance.

9. All parcels one (1) acre in size or less shall be required to be supplied with both public water and sewer service. This policy shall only apply to those lands located within the El Dorado Hills portion of this land use plan.

10. All those areas general planned for high intensity use (commercial, industrial, SFR-HD, Single Family Residential-High Density and RM, Multi-Family Residential) shall not be rezoned until such time as a commitment for the required services for the requested zoning, e.g., public water and sewer, can be secured from the appropriate agency.

11. Prior to any high density development occurring which will use Bass Lake Road as its primary access, a road improvement district shall be formed. The purpose of this road improvement district shall be to generate funds for the necessary improvements needed to support the projected traffic use on Bass Lake Road, south to Highway 50, as outlined within the Land Use Plan.

12. To insure a sufficient vehicular and pedestrian system on commercial, industrial and multi-family properties, all developments within this land use category shall be required to either improve street frontage, dedicate land for road right-of-way, provide road improvements, enter into a street improvement agreement, pro-rate fees, or provide a combination of the above prior to or in conjuction with a site plan approval or issuance of a building permit. Standards shall be developed by the County and be on file at the Planning Department.

13. The County shall establish a design review procedure to review construction design, landscaping and architectural considerations under a design control district for industrial, commercial and multiple family zones.

14. The physical setting in the Plan Area shall be protected in the proposal review and approval process by:

    a. During the development, discourage cutting and removal of trees six (6) inches in diameter at breast height other than necessary to place and service structures on a lot or protect structures against possible damage from a diseased or hazardous tree.

C. Commercial (cont,)

3. Circulation within commercial developments shall be designed to be internal with minimal encroachments on the public thoroughfares.

4. Proposed new commercial development within one (1) mile of a school site shall require notification to the school district.

5. Commercial land uses shall be required to have public water and sewer.

6. Commercial subdivisions, complexes and structures shall be required to include adequate landscaping and noise attenuation systems to reduce related business noise and provide a harmonious setting.

D. Industrial

1. Industrial land uses shall be located south of US Highway 50.

2. Industrial development shall be provided with internal circulation and a minimum number of encroachments to public thoroughfares.

3. Industrial land uses shall be required to have public water and sewer.

4. Peripheral areas of industrial parks shall be screened with landscaping so as to provide a buffer.

5. Industrial subdivisions, complexes and structures shall be required to include adequate landscaping and noise attenuation systems reduce related business noise and provide a harmonious setting.

E. Recreation

1. The El Dorado Hills Community Service District Recreation Master Plan and the El Dorado County Recreation Element of the General Plan shall be the guideline for future park and trail developments.

2. A regional park should be developed in the future, east of El Dorado Hills Boulevard, south of the SMUD utilities easement.

F. Circulation

1. Future road extensions outlined on the Land Use Map shall be constructed as areas develop.

2. A traffic circulation study shall be prepared and implemented for the Plan Area which considers the land uses adopted by this Plan.

A. General (cont.)

14. b. Limiting extensive cut and fill grading of land which substantially changes the natural grade and watershed.

c. Limiting modification of natural stream beds and flow.

d. Limiting design placement of roadways which create blind and/or dangerous intersections, or which increase hazards for vehicular traffic.

e. Limiting densities and lot configurations which do not provide adequate open space and recreational areas.

f. Limiting the removal or destruction of historical sites.

g. Prohibit lot configurations which do not provide for adequate and proper drainage.

h. Requiring commercial and industrial subdivisions, complexes and structures to include adequate landscaping and noise attenuation systems to reduce related business noise and provide a harmonious setting.

B. Residential

1. Public water and sewer shall be required for high density and multi-family residential development.

2. Residential developments in urban areas shall be developed as "villages" similar to the existing ones;

a. Projects will be internally focused;

b. Circulation shall be planned to enhance "village" identity.

3. Within the high density land use designation, a maximum of three (3) units to the acre shall be allowed unless accompanied by a planned development, in which case five (5) units to the acre will be permitted.

4. Within the multi-family land use designation, a maximum of twelve (12) units to the acre shall be allowed unless accompanied by a planned development, in which case twenty (20) units to the acre will be permitted.

C. Commercial

1. El Dorado Hills Boulevard/US Highway 50 intersection shall be the major commercial center for the Plan Area.

2. Expansion of commercial land uses beyond what is shown on the land use map, shall be considered when accompanied with a specific development plan and a projected need has been demonstrated.

EDH/SF AREA PLAN POLICIES (Cont.)

F. Circulation (cont.)

3. A specific traffic study shall be prepared for El Dorado Hills/ Francisco Drive and Green Valley Road. "Area of Benefit" type districts shall be considered, along with other means of financing which may be available, to accomplish those recommended improvements as identified with the study.

4. Transportation alternatives, which are cost effective, shall be strongly encouraged. A transit system linking employment and shopping areas with residential areas should be studied as the area grows. El Dorado Hills Boulevard and US Highway 50 shall be designated Transportation Corridors.

5. Bus stops shall be considered for inclusion into new developments.

6. Potential "park 'n ride" lots as identified on the land use map, shall be considered with the development of those parcels.

7. Should the State of California, Division of Mines and Geology, and/or El Dorado County classify any areas as a mineral deposit of county-wide, state-wide or regional significance, it shall be so identified on the Area Plan Map. (Minerals include gravel, limestone, slate, etc.). *(Resolution #236-84, 7/24/84)*

G. Historical Preservation

1. Significant historical sites located within the Plan Area boundaries shall be protected. Upon application for a development, historical sites shall be identified and a means by which they will be protected shall be provided.

H. Mineral Resource

1. ~~Should the State of California, Division of Mines and Geology, designate any areas as a mineral deposit of state-wide or regional significance, it shall be so identified on the Area Plan Map.~~

Should the State of California, Division of Mines and Geology, and/or El Dorado County classify any areas as a mineral deposit of county-wide, state-wide or regional significance, it shall be so identified on the Area Plan Map. (Minerals include gravel, limestone, slate, etc.). (Resolution #236-84, 7/24/84)

SALMON FALLS AREA

A. General

1. "General Plan Amendments, Rezonings, Subdivisions, Parcel Maps and Special Use Permits", hereinafter referred to as "developments", shall be considered in light of presently available or projected required public utilities and public service capabilities. Subdivisions, parcel maps and special use permits may be approved upon the determination that adequate capacity is available or projected

in all required public utilities and public services.

2. Transitional land uses shall be designed into development projects in order to alleviate land use conflicts in differing residential density areas and agricultural areas. Typical transitions may consist of:

   a. Section 17.06.150, Special Setbacks for Agricultural Protection;
   b. Landscape areas;
   c. Densities between residential developments that blend existing development to the proposed density;
   d. Use of natural terrain and vegetation to separate incompatible land uses.

B. Residential

1. Preservation and maintenance of rural residential atmosphere in the Plan Area shall be accommodated by designating the area:

   a. Medium Density (1 d.u./1.0-4.9 acres);
   b. Low Density (1 d.u./5.0-9.9 acres);
   c. Rural Residential (1 d.u./10.0-160 acres)

2. Medium Density developments shall be provided with the following:

   a. Public water supply;
   b. That the Division of Environmental Health is satisfied that all lots are suitable for septic systems;
   c. Inclusion in a structural fire protection district.

3. High density residential, multi-family residential, commercial and/or industrial land uses within the Salmon Falls portion of this Plan shall not be allowed as adequate public services are not available or projected within the life span of this Plan.

C. Recreation

1. The El Dorado County Recreational Element of the General Plan shall be the guideline for future park and trail developments within this portion of the Plan Area.

2. Horseback riding trails and bicycle routes shall be encouraged on public lands and discouraged on private lands.

D. Historic Preservation

1. Significant historical sites located within the Plan Area boundaries shall be protected. Upon application for a development, historical sites shall be identified and a means by which they will be protected shall be provided

EDH/SF AREA PLAN POLICIES (Cont.)

E. Circulation

1. Measures shall be taken to improve inadequate roads by such measures as "area of benefit" districts, assessment districts or other means. Land development projects shall be denied where no improvement measure is proposed to alleviate inadequate situations.

F. Mineral Resource

1. ~~Should the State of California, Division of Mines and Geology, designate any areas as a mineral deposit of state-wide or regional significance, it shall be so identified on the Area Plan map.~~

Should the State of California, Division of Mines and Geology, and/or El Dorado County classify any areas as a mineral deposit of county-wide, state-wide or regional significance, it shall be so identified on the Area Plan Map. (Minerals include gravel, limestone, slate, etc.). (Resolution #236-84, 7/24/84)

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GARDEN VALLEY DEVELOPMENT POLICIES

ADOPTED: August 2, 1979

RESOLUTION: # 178A-79

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

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GARDEN VALLEY

DEVELOPMENT POLICIES

Time Limit of the Land Use Plan:

Given the necessary County resources, this Plan should be reviewed for necessary revisions in five years.

Land Use:

At present, the land use in the Garden Valley area is primarily forest, farms and homes. The majority of the residents of the area wish to preserve this type of balanced land use.

A. Agricultural Land

Agricultural land use should be encouraged as an important industry in keeping with the essential character of the area. Existing agricultural industry should be protected from encroachment of conflicting land uses. Property tax benefits for agricultural land should be established.

B. Open Space

Open Space areas should be encouraged and protected from encroachment. Property tax benefits should be provided as an incentive to preserve Open Space.

C. Industrial Land

Industrial development in the Garden Valley Plan Area should be discouraged as being incompatible with a rural-agricultural atmosphere.

Recreational industry and other environmentally healthy industry should be encouraged so long as they meet environmental pollution and traffic safety standards. Recreational areas for picnicking, camping, fishing and family outings can provide jobs and income while preserving the environment. Recreation incorporated with agricultural industry should be encouraged.

D. Commercial Land

Clustered commercial development in designated areas is favored by the majority of residents in the Area.

These developments shall have adequate setbacks, parking facilities, landscaping and architectural conformity effecting a rustic Mother Lode motif.

Proposed commercial development should be located adjacent to existing commercial facilities.

E. Multi-Family Residential

Multi-Family Residential land use is out of context with the agricultural-residential character of the area, and the existing public services cannot adequately accommodate this type of density at this time.

F. Single Family Residential

Low Density development is preferred; larger parcels (5, 10, 20 acres or greater) are encouraged.

1. Areas with slopes over 30% should have rural residential-agricultural densities - 10 acre minimum parcel sizes.

2. Areas having significant rock outcroppings and/or unusually severe soil percolation rates should have rural residential-agricultural densities - 10 acre minimum parcel sizes.

3. Parcels lacking public services and adequate access should be protected from premature development by having a maximum density of rural residential-agricultural, 10 acre minimum.

4. Areas into which public services is intended should have a potential minimum 5 acre parcel size.

G. Mobilehome Development

All mobilehome development should be discouraged; they are not in keeping with the rural atmosphere of the Garden Valley Plan Area.

ENVIRONMENTAL POLICIES

The natural beauty and healthful environment is one of the characteristics higly valued by property owners in the Garden Valley area. Recognizing the importance of maintaining this environmental quality, efforts should be made to maintain and create conditions under which man and nature can exist in productive harmony.

A. Pollution Control

Strict control should be maintained on light, noise, air and water pollution.

B. Open Space

Residents should be encouraged to plan for adequate land for domestic animals.

C. Streams, Water Ditches, Ponds and Lakes

All streams, water ditches, ponds, lakes and marshes should be maintained and preserved.

D. Wildlife and Plant Life Protection

Rare and endangered species of wildlife and plant life should be preserved. Existing wildlife habitats, including migration routes, occurring in the Plan Area shall be maintained through adequate Open Space. Fragile wildlife and plant life shall be protected from indiscriminate destruction and restored if destroyed.

E. Roads

A system of safe and scenic roads should be maintained. (Residents of the Area do not desire high volume, high speed roads.) New roads connecting to County roads should be designed to provide safe access, with adequate sight distance. Several roads in the Garden Valley Area are not adequate to serve the needs of the residents (i.e., Graybar Mine, Manhattan Creek Road, Meadowbrook, Black Oak Mine, Hackomiller, Any Wolf and Mt. Murphy), should be upgraded in width (following the same alignment) to County standards.

F. Outdoor Advertising Structures

Only small, rustic, aesthetically pleasing, unlightes signs should be allowed, and only as an accessory to the commercial land use. No off-site advertising will be allowed.

G. Sewage Disposal

Septic tanks meeting public health standards could continue to be the only method of sewage disposal during the life span of this Plan.

H. Public Utilities

Public utilities will be installed in a manner that will minimize the disruption of the natural beauty of the area.

I. Public Services

As the population of the Garden Valley area increases, it will become necessary to expand public services.

J. Fire Protection

Provision for additional fire protection equipment and staff needs are to be made as population density increases.

K. Bikeways, Equestrian and Hiking Trails and Aesthetic Water Flow

The Board of Supervisors, Planning Commission and Recreation Commission are strongly urged to explore the feasibilities of leasing and/or purchasing BLM lands located in Township 12N, Range 10E, Section 28 for the express purpose of providing day use park facilities for local residents, including equestrian, biking and hiking paths and picnic/cookout facilities for 75 people. A need for a cemetery has been expressed by the residents. The above mentioned BLM lands could also be used for this purpose.

GEORGETOWN DEVELOPMENT POLICIES

ADOPTED: December 5, 1979

RESOLUTION: # 302-79

AMENDED: March 30, 1982
RESOLUTION: # 96-82

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

GEORGETOWN

DEVELOPMENT POLICIES

Time Limit of the Land Use Plan:

Given the necessary County resources, this Plan should be reviewed for necessary revisions in five years.

Land Use:

At present, the land use in the Georgetown area is primarily forest, farms, homes, with some light commercial and industrial. The majority of the residents of the area wish to preserve this type of balanced land use.

A. Agricultural Land

Agricultural land use should be encouraged as an important industry in keeping with the essential character of the Area. Existing agricultural industry should be protected from encroachment of conflicting land uses. A buffer zone of 10 acre minimum parcels should be established in order to achieve this goal.

B. Open Space

Open Space areas should be encouraged and protected from conflicting uses. "Open Space Land" is defined as parcels or areas of land which are generally unimproved and devoted to and essential for:

1. natural resource preservation including water sheds;
2. preservation of agricultural production;
3. preservation of recreational enjoyment areas;
4. prime or critical wildlife and biotic habitat preservation;
5. protection of public health, safety and welfare, in relation to seismic, geologic and geographic hazards;
6. protection of unusual or unique scenic values.

C. Industrial Land

1. Industrial development in the Georgetown Plan Area should be discouraged in most areas as being incompatible with a rural-agricultural atmosphere.
2. Locate and concentrate industrial activities at the airport area and restrict development of light, non-nuisance industry compatible with environmental requirements.
3. Maintain minimum 10 acre residential land use around the airport and forestall encroachment that potentially jeopardizes continual operation of the airport and of the nearby Growlersburg Conservation Camp.

4. Discourage further industrial development along Wentworth Springs Road and Georgia Slide Road, recognizing the residential nature of the area.

5. Access should be a major determining factor when considering industrial development within the Georgetown Plan Area.

D. Commercial

1. Locate commercial development in the Main Street core area and expand as required along Highway 193. Retain the Post Office in a central location. The core area is defined as extending from the Georgetown Divide Public Utilities District along Main Street to the Marshall Grade turn-off, including South Street and Church Street within this corridor, and extending north and south from the intersection of Highway 193 and Main Street.

2. New commercial developments shall have adequate setbacks, off-street parking facilities and landscaping conforming to the architectural design of the area.

3. No further commercial development along Wentworth Springs Road from the Georgetown Divide Public Utility District office to the eastern plan boundary.

4. Clustered commercial development in designated areas is favored by the majority of residents in the area.

5. Commercial development shall not be allowed in the high density residential area. Commercial development will be located in the main core of Georgetown.

E. Multi-Family Residential

1. The Multi-Family areas shall not be rezoned or developed for that use until public water is provided to the site, the method of sewage disposal is approved by the Division of Environmental Health and access of adequate capacity has been provided. The Division of Environmental Health shall require appropriate tests for soil drainage and reservation of replacement area for on-site disposal.

2. A homeowners association or services district shall be created in the Multi-Family residential areas prior to approval of any final subdivision map or development plan for the normal maintenance and support of facilities in that development.

3. The Multi-Family Residential areas shall not be used in a higher capacity than allowed by the R2 zoning regulation which limits the number of units.

F. Single Family Residential

Low density development is preferred; larger parcels (5, 10, 20 acres or greater) are encouraged.

1. Areas with slopes over 30% shall have residential-agricultural densities, 10 or 20 acre minimum parcel sizes.

2. Areas having significant rock outcroppings and/or unusually severe soil percolation rates shall have rural residential-agricultural densities, 10 acre minimum parcel sizes.

3. Parcels lacking public services and adequate access shall be protected from premature development by having a maximum density of rural residential-agricultural, 10 acre minimum.

4. The areas designated for low density residential use (1 d.u./5 acre parcel minimum) will not be rezoned until either public water is provided to each parcel to be created, or sufficient data has been supplied to the Environmental Health Department by a qualified individual or firm that provides conclusive evidence of the ability of each proposed 5 acre parcel to successfully utilize, in the long term, a private well for domestic water.

5. A homeowners association or services district shall be created in the medium density residential areas prior to approval of any final subdivision map or parcel map for the normal maintenance and support of facilities in that development.

6. The provisions for recreational facilities and trails as outlined in the Recreational Element of the General Plan shall be required to the fullest extent possible. The development of hiking and equestrian trails with circulation throughout the Plan area is of a high priority and must be considered at the time of development by subdivision, especially in areas designated for one acre and larger parcels.

ENVIRONMENTAL POLICIES

The natural beauty and healthful environment is one of the characteristics highly valued by property owners in the Georgetown area. Recognizing the importance of maintaining this environmental quality, efforts should be made to maintain and create conditions under which man and nature can exist in productive harmony.

A. Pollution Control

Strict control should be maintained on light, noise, air and water pollution.

B. Open Space

Residents should be encouraged to plan for adequate land for domestic animals.

C. Wildlife and Plant Life Protection

Rare and endangered species of wildlife and plant life should be preserved. Existing wildlife habitats, including migration routes, occurring in the Plan Area should be maintained through adequate Open Space. Fragile wildlife and plant life should be protected from indiscriminate destruction.

D. Roads

A system of safe and scenic roads should be maintained. (Residents of the area do not desire high volume, high speed roads.) New roads connecting to County roads should be designed to provide safe access, with adequate sight distance.

F. Outdoor Advertising Structures

Only small, rustic, aesthetically pleasing signs should be allowed, and only as an accessory to a commercial land use. No off-site advertising will be allowed.

GREENSTONE DEVELOPMENT POLICIES

ADOPTED: March 19, 1985

RESOLUTION: 61-85

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Plan Policies which usually apply to all application;
2. Review specific policies, i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Division (916) 626-2438.

GREENSTONE

DEVELOPMENT POLICIES

A. General

1. All applications to amend the general plan and/or rezone to a more intensive land use requiring additional utilities and public services, shall be evaluated in light of the existing or projected availability of utilities and public services. Land development projects, including major and minor subdivisions and projects requiring approval by special use permit, shall be approved only if public utilities and services will have adequate capacity.

2. Low density and rural residential shall remain the predominant land use.

3. Medium and high density residential and commercial development in the Greenstone Plan Area are not compatible with the rural/residential land uses in the Plan Area. However, medium and high density residential may be allowed at specific locations at the eastern periphery of the Plan Area to provide for a transition from more intensive urban uses to the predominately rural residential uses.

4. All development projects shall comply with the appropriate mitigation measures in the Environmental Impact Report of the Greenstone Area Plan.

B. Single Family Residential

1. Low density residential development is the preferred land use; 5 or 10 acres or larger parcels. Where development does occur, it will be governed by the availability of public services, physiography and existing land use.

   a) Areas having significant rock outcroppings and/or severe soil percolation rates will have a minimum of low residential density where not served by public water or sewer.

C. Urban Uses

1. Medium density and high residential uses shall only be located near El Dorado Road and Missouri Flat Road, where appropriate. Outside this area, larger parcels sizes will maintain the transition from the more urbanized core to a rural countryside.

2. Multi-family land use designations are appropriate adjacent to commercial uses, assuming there are no conflicts with other adjacent uses or other limiting factors, where public water and sewer are available.

3. Where property with differing residential land use or zonings abut on the Plan periphery, open space, landscaping and transitional lot sizes shall be designed into proposed projects in order to create compatible land uses.

4. Properties planned for urban residential use in the area along Missouri Flat Road and Green Valley Road from their intersection east to El Dorado Road and within the immediate watershed of Mound Springs Creek should be zoned and developed as Planned Unit Developments.*

5. A land use designation of commercial shall not be permitted at the intersection of Greenstone Road and U.S. Highway 50.

6. Industrial land uses are not appropriate and shall not be approved in the Greenstone Plan Area.

*Development projects-All projects which require discretionary approval by the County including major and minor subdivisions, and special use permits.

D. Open Space

1. Open space areas should be encouraged and protected from conflicting uses. "Open Space Land" is generally defined as parcels or areas of land which are generally unimproved, devoted to or essential for:

   a. Natural resource preservation, including watersheds;
   b. Preservation of agricultural production;
   c. Preservation of recreational enjoyment areas;
   d. Prime or critical wildlife and biotic habitat preservation;
   e. Protection of public health, safety, and welfare, in relation to seismic, geologic and geographic hazards;
   f. Protection of unusual or unique scenic values.

D. Open Space (continued)

2. Agricultural lands are to be protected from conflicting land uses. Land surrounding agricultural preserves will be zoned 10-acre minimum in order to reduce the impacts of any future developments in that area on agricultural.

E. Circulation

1. Greenstone, El Dorado and Green Valley Roads may need to be improved; and where improvements are proposed to these roadways, the same general location should be used.

2. Development projects that will cause or create an increase in traffic to roads within the area may be required to upgrade specific sections of those roads or to pay a road improvement fee assessed within a designated area of benefit. Such fees obtained for road improvements within the Greenstone Plan Area shall not be utilized for road improvements outside of this Plan Area.

3. Developments shall be screened as to the ability of the projects access roads to accommodate the increase in traffic. Existing access roads should not be over-burdened as a result of future development without improvements being provided to assure the continued usability of the road(s).

F. Schools

1. The approval of new development proposals will be upon the finding of adequate capacity to serve the projected increase in enrollment caused by the development. Where findings are made that school capacity is not adequate, development projects may only be approved if a statement of overriding considerations is made by the Planning Commission and Board of Supervisors.

G. Recreation Facilities and Trails

1. The provisions for recreational facilities and trails, as outlined in the Recreational Element of the County General Plan, should be implemented to the fullest extent. The development of recreation facilities pedestrian walkways, bicycle paths and equestrian trails with circulation throughout the Plan Area, is a high priority and will be considered at the time of approval for a project.

H. Environmental Quality

1. The high environmental quality of the Greenstone Plan Area will be maintained by strict adherence to applicable State law and County ordinance.

2. The removal of mature, healthy trees shall be minimized.

3. The extensive cut and fill grading of land which substantially alters the natural grade and watershed should be avoided in all new development.

4. Grading for access roads shall adhere to natural contours for the maximum degree possible.

   Encroachment into stream beds and riparian vegetation areas will be minimized to avoid impacts on stream courses and wildlife habitat.

   Grading and tree removal on ridgelines that are visible from public roads should be avoided.

I. Public Safety

1. In order to provide safe ingress and egress to ensure fire protection access, all subdivision developments will provide access roads to a county-maintained road.

2. Lot configurations that do not provide for adequate and proper firebreak zones around all inhabitable structures will be lot configurations that do not provide for adequate and proper drainage shall be avoided.

   Paving areas and roof areas that increase the rate and magnitude of runoff from the project site shall be mitigated by incorporating retention ponds or other techniques.

3. Development projects that may increase or substantially alter the runoff from an area in the Mound Springs Creek and Indian Creek watersheds shall be required by the County to provide a drainage management plan prepared by a qualified professional. Where significant off-site drainage impacts are identified in the drainage plan, the adverse impacts shall be mitigated.

J. Mineral Resources

1. Should the State of California, Division of Mines and Geology, and/or El Dorado County classify any areas as a mineral deposit of county-wide, state-wide or regional significance, it shall be so identified on the Area Plan map. (Minerals include gravel, limestone, slate, etc.)

GREENWOOD DEVELOPMENT POLICIES

ADOPTED: March 9, 1976

RESOLUTION: #66-76

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

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GREENWOOD

LAND USE DEVELOPMENT GOALS AND POLICIES

Goals

The citizens of the Greenwood area participated in the "Georgetown Divide Community Study Questionnaire" which was begun in 1972 and completed in 1973. This study was undertaken to determine the kind of development desired by the residents and landowners on the Georgetown Divide. The majority of the Plan Area residents and landowners continue to be in favor of:

1. Maintaining a rural atmosphere.

2. Maintaining strict controls on water pollution, nuisance-noise, and air pollution.

3. Low density residential development (5 to 10 acre residential parcels preferred).

4. Limiting and discouraging high density mobilehome developments as being essentially out of character with the existing and proposed rural development pattern.

It is the desire of Greenwood's inhabitants to encourage and develop these qualities through a logical and comprehensive set of planning policies and objectives. It is recommended that the County organize a Citizens' Planning Advisory Committee to advise the Planning Commission regarding development, planning and zoning matters in this area. The General Plan, then, will be used to guide the growth of Greenwood and its surrounding area toward an orderly, attractive and efficient balance of land uses, population densities and traffic circulation.

Policies

1. A proposed reservoir is shown on the existing County General Plan of 1969, which would eliminate the community of Greenwood. This reservoir is no longer feasible or needed, and shall be deleted from the Greenwood Community Land Use Plan.

2. That portion of the proposed Gold Rush Parkway known as Sliger Mine Road should be reserved for the use of the residents of the community. The proposed Gold Rush Parkway route should be constructed westerly of Sliger Mine Road on Bureau of Reclamation lands overlooking the lake to be created behind Auburn Dam.

3. Commercial and light industrial development will be encouraged in and adjacent to the present community center along State Highway 193 and Greenwood Road. All such developments should be suitably landscaped and screened with ample off-road parking for patrons.

4. Rural high density development will be generally limited to those areas adjacent to the present community center as shown on the Land Use Plan map. (A one (1) acre minimum parcel size is considered Rural High Density for this area.)

EL DORADO COUNTY CALIFORNIA LIBRARY

5. Land presently or proposed to be in Government ownership and lands currently zoned unclassified should be classified as Agriculture or Estate Residential with 5 to 10 acre minimum lot sizes. The 5 to 10 acre minimum lot sizes are based on water being furnished from private wells and the utilization of septic tanks for individual sewage disposal. Due to the terrain, economics and rural character of the area, it is not practical or reasonable to allow development to take place which will later force the construction of public water and sewer systems.

6. Notwithstanding any of the foregoing statements of desirable development patterns, individual minimum parcel sizes should be based on compliance with the Porter-Cologne Water Quality Control Act and other County requirements regarding parcel sizes and building sites.

7. The existing and future commercial and residential developments in the Community Center area should be strongly encouraged to retain and reflect a Gold Rush/Victorian architectural style in keeping with the historical character of the community. Additionally, the existing sign ordinance in the County should be revised to more closely control and guide on-site and off-site advertisements so as to retain the rural and open-character of the Greenwood Community area and the County, generally.

8. Future developments and land divisions should be encouraged to include public easements and rights-of-way to preclude future access and development problems. This recommendation should be implemented through the medium of a comprehensive countywide master plan of highways and secondary roads adopted by the Plan Area Citizens at a series of public meetings ending in March of 1975.

9. The General Plan designation of open space as applied to private lands within the Greenwood planning area shall not be construed to be incompatible with any use allowed by right or Special Use Permit in the OS, CON, RA60, RA40, RA20, AE, PA, A or RE10 zone districts as defined by the El Dorado County zoning ordinances.

KELSEY DEVELOPMENT POLICIES

ADOPTED: December 5, 1979

RESOLUTION: #320-79

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

KELSEY

DEVELOPMENT POLICIES

Public Participation:

Property owners will be informed of and encouraged to participate in the planning process of the Land Use Plan for their neighborhood and the planning area at large.

Land Use:

At present, the land use in the Kelsey area is primarily farms and homes. The majority of the residents of the Area wish to preserve the existing type of balanced land use which includes Open Space.

A. Open Space

Open space areas will be encouraged and protected from premature high density residential encroachment. Property tax benefits may be provided as an incentive to preserve Open Space.

B. Industrial

Heavy manufacturing and fabricating plants, except for mining operations, are inappropriate for the agricultural-residential character of the Area.

C. Commercial Land

Although no land is designated for commercial use in the Kelsey Plan Area, home occupations, including professional services, may be permitted as allowed by applicable zoning ordinances. If, during the life span of the Plan, a need for commercial development occurs, it should be located where public services, utilities, adequate access and community needs exist.

D. Single Family Residential

Except for areas shown on the Area Plan map to be low density, five acre minimum, rural residential-agricultural development is preferred, in parcels of ten acres or larger. Where development does occur, it will be governed by the availability of public services, land capability and existing land uses as expressed in this Plan.

E. Multi-Family Residential

Multi-family residential land use is not consistent with the agricultural-residential character of the Area. The existing public services cannot adequately accommodate this type of density at this time.

ENVIRONMENTAL POLICIES

The natural beauty and healthful environment are two of the characteristics highly valued by property owners in the Kelsey area. Recognizing the importance of maintaining this environmental quality, efforts shall be made to maintain and create conditions under which humans and nature can exist in productive harmony.

A. Pollution Control

1. Acceptable noise levels shall be maintained in accordance with standards and attenuation techniques described in the County Noise Ordinance.

2. The night time use of residential lighting should be carefully considered to minimize disruption of the rural qualities presently found in the Plan Area. Lighting should not be of such intensity that surrounding property owners are disturbed.

3. Since the Plan Area is primarily vulnerable to windborn pollutants including dust, disturbed soils should be revegetated to insure maintenance of air quality.

4. To maintain high water quality, extreme care must be taken to prevent agricultural waste, including fertilizer, pesticides, and livestock waste from contaminating water sources and drainage channels.

B. Streams, Ponds and Lakes

Wherever possible, streams, ponds, lakes and marshes should be maintained and preserved to provide habitat for plant life and wildlife.

C. Wildlife Protection

Habitat for rare and endangered species of wildlife shall be preserved.

D. Signs

Only small, rustic, aesthetically pleasing unlighted signs shall be allowed, and only as an accessory to a home occupation.

E. Sewage Disposal

Septic tanks and leach fields which meet County Health standards are the only practical method of sewage disposal.

F. Public Utilities

Public utilities will be installed in a manner that will minimize the disruption of the natural beauty of the Area.

G. Fire Protection

Provision for additional fire protection equipment and staff needs to be made as population density increases and the fire district expands.

KIRKWOOD DEVELOPMENT POLICIES

ADOPTED: December 1, 1981

RESOLUTION: #403-81

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Adminstrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

5/83

KIRKWOOD

MASTER PLAN CONDITIONS OF APPROVAL (Exhibit "C")

1. The Master Plan for the Kirkwood project consists of the approved map (Exhibit A), the accompanying textual descriptions of the Master Plan (Exhibit B) and the Conditions of Approval adopted by the Tri-County Board of Supervisors (Exhibit C). The area covered by the Master Plan shall be zoned "PD", Planned Development or the equivalent type zone district in each affected county. Exhibits A, B and C shall constitute the regulations and policies of said "PD" or equivalent zone district. Any proposed, substantial deviation as to the type of land use from the adopted Master Plan shall be processed as a rezone petition (i.e., zone district amendment) in the three counties.

2. Conditions regarding phased development of the Master Plan:

   a. The Master Plan consists of a mixture of commercial, recreational, residential, public facility and service oriented land uses. These are proposed for action over a period of time in "phases" under the guidelines and conditions described in the Master Plan. Individual projects or phases shall be processed by the affected county. Phasing shall be allowed. The areas and densities as shown on the Master Plan shall be subject to site specific plans and must be sound to be in conformity with the approved Environmental Documents and CC&R's, as shown in Appendix I in the final EIR. The areas and densities are not to be considered as a guarantee of acreage or allowable number of units rather as future guidelines to the developer and the agencies involved.

   b. Land divisions shall be processed as tentative subdivision maps in the affected county:

      i) Condominium projects shall submit tentative maps including but not limited to the lot configurations, building elevations, contours, architectural or artists renderings, common ownership areas and parking plan. Affected properties shall be appropriately "flagged" or marked for adequate field review of site, building location, other improvements and tree removal.

      ii) Sales of commercial parcels or long-term commercial leases shall submit tentative land division applications in accordance with Section 66426 (C) of the State Subdivision Map Act and be processed as a minor subdivision or parcel map.

      iii) Pursuant to Section 66456.1 of the State Subdivision Map Act, multiple final maps may be filed prior to the expiration of any tentative map. Any tentative map which has multiple or phased final maps shall have the final map reviewed by the Tri-County Technical Advisory Committee for consistency with the Master Plan and internal conformance with the approved tentative map prior to filing with the County Recorder in the affected county.

3. The areas and boundaries of land uses as shown on the Master Plan are subject to locational interpretation by the Tri-County Technical Advisory Committee in order to comply with the approved environmental documents. Meadow, visually sensitive areas, and open space areas shown on the Master Plan shall be accurately defined at the time that the site specific plans are submitted and reviewed.

4. All mitigation measures contained in the certified environmental documents shall be adhered to and utilized in development of the Kirkwood Master Plan.

5. Prior to the filing of any final or parcel map and the issuance of any building permit, the applicant shall show proof that the project has been allocated guaranteed, non-retractable sewer hook-ups with sufficient sewage treatment plant capacity for the intended use.

6. All water-using fixtures in the Kirkwood project shall be required to be low flow types.

7. All projects shall be submitted to and approved by the Kirkwood Planning Committee as stipulated by the Kirkwood CC&R's prior to consideration by TC/TAC and/or the individual county.

8. Parking requirements for all projects in the Kirkwood Master Plan shall meet the specifications described in Exhibit B of the Master Plan. If not specified in Exhibit B for a particular land use, then parking requirements shall meet the specifications of either the parking ordinance of the affected county or as required in the individual project reviews of tentative maps, use permits, or building permits. Areas set aside for parking shall not be used for any other purpose unless authorized by the affected county.

9. Any grading, slope cutting, filling or other alteration, removal or movement of natural earth material shall require review by the Tri-County Technical Advisory Committee.

10. Any removal of vegetation shall require review by the Tri-County Technical Advisory Committee prior to removal. Deed restrictions approved by the affected county where a project is located shall prevent unauthorized vegetation removal.

11. The holding capacity of the Kirkwood project shall be determined on the basis of total annual population in the valley as generally indicated on the Master Plan and in the environmental documents.

12. At an unspecified future date during progressive phasing of the project under the Master Plan, the expansion of the fire protection services may be required as a condition of approval for a specific project.

13. At an unspecified future date during progressive phasing of the project under the Master Plan, the southern loop of the main collector road, as shown on Exhibit A of the Master Plan, may be required to be extended all the way to State Highway 88 as a condi-

tion of approval for a specific project. At an unspecified future date the improvements to State Highway 88 as required by CALTRANS may be required as a condition of approval for a specific project.

14. Employee housing units shall be developed on a ratio of one (1) employee unit per ten (10) dwelling units. (One bedroom per ten bedrooms).

15. All building exits shall be protected from snow and snow dump-off of roofs. Snow depth shall be assumed at ten (10) feet minimum for design purposes. The purpose of this requirement is to get people out of a building and away from it in case of fire.

16. All commercial spaces located in residential structures and residential structures with floor area more than 35' above ground level shall have underwriter approved automatic sprinkler systems. (Where the structure is located on a slope, the height shall be measured at the halfway point of the slope.) A loft or mezzanine having 2/3 or more floor area of the floor immediately below shall be considered a floor. Enclosed garbage storage areas located within 50' of another structure or attached to a structure shall have a sprinkler system. Commercial spaces of over 300 square feet of floor area shall have a sprinkler system.

17. Multi-family units not having recognized exits as described in Chapter 33 UCB with four or more units shall be sprinklered. All commercial and multi-family structures within the Kirkwood Master Plan shall be designed with adequate fire equipment access to the buildings and driveways shall be designated "Fire Access, No Parking". Within commercial and multi-family structures there shall be a central fire alarm system for the building. Fire retardant roofing materials shall be used on all structures. All buildings shall be enclosed to the ground.

18. All buildings designed for residential use of assemblages of people shall meet the following minimum insulation standards: Ceiling - R-38; Wall - R-19; minimum double-pane windows are required.

19. Visual or aesthetic conditions of approval shall be required of any individual project in the Kirkwood Master Plan. The visual or aesthetical concerns shall be considered on a project-by-project basis using guidelines and requirements contained in the environmental documents, the CC&R's and Exhibit B of the Master Plan.

LATROBE DEVELOPMENT POLICIES

ADOPTED: March 24, 1981

RESOLUTION: # 85-81

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Adminstrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

LATROBE

DEVELOPMENT POLICIES

Time Limit of the Land Use Plan:

The projected life of this land use plan is five or more years.

Public Participation:

Property owners will be informed and encouraged to participate in the planning process of the land use plan for their neighborhood and the planning area at large.

Land Use:

At present, the land use in the Latrobe Area is primarily ranches and some small areas of residential use. The majority of residents in the Plan Area wish to preserve the existing type of balanced land use. The following development policies are advocated.

A. Rural Residential-Agriculture, 10-160 acres

1. Exclusive Agriculture - Williamson Act Contract properties shall be protected from conflicting land uses. A minimum 40 acre parcel size shall be maintained around these identified agricultural properties, and on these 40 acre parcels there will be a 300 foot minimum setback for all residences from the boundaries of Exclusive Agricultural properties.

2. The areas designated for Rural Residential use (1 d.u./10-160 acre minimum) will not be rezoned to a 10 acre minimum until either public water is provided to each parcel to be created or sufficient data has been supplied to the Environmental Health Department by a qualified individual or company that provides conclusive evidence of the ability of each proposed 10 acre parcel to successfully utilize a private well for domestic water.

3. A homeowner's association shall be created for the normal maintenance of roads and support of facilities within any proposed rural or major subdivision, or parcel map of 5 or more parcels.

4. A structural fire protection district shall be established within the area prior to the approval of an application for rezoning to a 10 acre minimum.

5. The school district shall be able to provide the facilities necessary to support the increase in enrollment as a result of any proposed development. This information will be submitted to the County, in writing, prior to the approval of rezoning to a higher density.

6. The provision for recreational facilities and trails, as outlined in the Recreational Element of the General Plan, shall be required to the fullest extent possible. The development of hiking and equestrian trails with circulation throughout the Plan Area is of a high priority, and shall be considered at the time of development.

7. The use of Crystal Boulevard, "a private road", as access for further subdivision shall be prohibited. The properties currently within the El Dorado Irrigation District properties, as of the adoption of this Plan, shall be exempt.

B. Open Space

Open space areas should be encouraged and protected from conflicting uses. "Open Space Land" is defined as parcels or areas of land which are generally unimproved, devoted to or essential for:

1. Natural resource preservation, including water sheds;

2. Preservation of agricultural production;

3. Preservation of recreational enjoyment areas;

4. Prime or critical wildlife and biotic habitat preservation;

5. Protection of public health, safety and welfare, in relation to seismic, geologic and geographic hazards;

6. Protection of unusual or unique scenic values.

C. Low Density - Single Family Residential, 5 acre minimum

1. Should the need for a Low Density, Single Family Residential designation be realized during the life span of this Area Plan, the following development conditions shall be met:

   a. Availability of public water and sewer shall be provided to each parcel to be created as a result of zoning to higher density. The service shall be operated and maintained by a public utility providing the public water or sewer service.

   b. Structural fire protection shall be provided by an established fire district to the area to be rezoned.

   c. Roads, both public and private, shall be of a standard to support the additional traffic as a result of the development before approval of any rezoning resulting in increased density. This standard shall be defined as meeting subdivision road improvement requirements.

   d. The school district shall be able to provide the facilities necessary to support the increase in enrollment as a result of the development. This information will be submitted to the County, in writing, prior to the approval of the rezoning.

D. Commercial, Industrial and Multi-Family

1. Should the need for commercial, industrial or multi-family development be realized during the life span of this Area Plan, the following development conditions shall be met:

   a. Availability of public water and sewer service shall be provided to the development and to each parcel being created as a result of the rezoning. The service shall be operated and maintained by a public utility providing the public water and sewer service.

   b. Structural fire protection shall be provided by an established fire district to the area to be rezoned.

   c. Roads, both public and private, shall be of a quality to support the additional traffic as a result of the development before approval of the rezoning.

   d. Only light commercial and industrial uses shall be allowed within the Plan Area.

   e. The light commercial and industrial uses shall not cause visual, noise or traffic circulation problems.

   f. The development of the commercial or industrial properties shall be by a Planned Unit Development, and zoned accordingly.

ENVIRONMENTAL POLICIES

The natural beauty and healthful environment are characteristics highly valued by property owners in the Latrobe Area. Recognizing the importance of maintaining this environmental quality, efforts shall be made to maintain and create conditions under which man and nature can exist in productive harmony.

A. Pollution Control

Strict control shall be maintained on visual aesthetics, noise, air and water pollution.

B. Open Space

Residents shall be encouraged to plan for adequate land for domestic animals.

C. Wildlife and Plant Life

Rare and endangered species of wildlife and plant life shall be preserved. Existing wildlife habitats, including migration routes, occurring in the Plan Area shall be maintained through adequate Open Space.

D. Outdoor Advertising Structures

Only small, rustic, aesthetically pleasing signs shall be allowed, and only as an accessory to a commercial land use. No off-site advertising will be allowed.

LOTUS/COLOMA DEVELOPMENT POLICIES

ADOPTED: March 31, 1981

RESOLUTION: # 85-81

AMENDED: March 29, 1983
RESOLUTION: # 72-83

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

LOTUS/COLOMA

DEVELOPMENT POLICIES

A. Industrial

1. Industrial uses should be confined to the lands currently zoned industrial.

B. Commercial

1. New commercial ventures are to be expanded in selected areas where access and appropriate public services can be made available.

2. New commercial developments should be tourist-oriented or should serve as neighborhood centers for residents of the Plan Area. Regional commercial developments that would serve the west slope of the County are inappropriate for this area.

C. Residential

1. New multi-family and high density residential uses are not acceptable in the Plan Area and therefore will not be permitted.

2. Medium (1 d.u./1-5 acres) and Low Density (1 d.u./5-10 acres) residential uses may be allowed in the following areas:

   a. Where the Land Capability map indicates that slopes are less than 30%, and soils are adequate for septic tanks; and

   b. Where lands are within a structural fire district.

3. All subdivisions will be reviewed to determine whether they will impact schools and fire protection beyond the ability of the districts to provide service. Such extraordinary impacts must be mitigated prior to approval of the subdivision.

4. Where existing legal parcels have less acreage than is allowed by the Land Use map, those parcels continue to be legal parcels.

5. If APN 006-340-06 is developed as Multi-Family Residential, it shall not exceed 8 dwelling units per acre.

D. Agricultural

1. Lands within the Williamson Act Contract shall be buffered by Rural Residential (10 acre minimum) land uses or by a County or State maintained road.

E. Roads

1. Lotus, Cold Springs and Marshall Roads and State Highway 49 are County or State maintained collector roads and shall be maintained or upgraded to accommodate the traffic generated in this and surrounding plan areas.

2. Bassi, Mt. Murphy, Bayne and Prospector Roads are local interest County roads; land uses along these roads and along private roads shall not generate traffic beyond the capacity of these roads to provide reasonably safe and efficient service.

3. The person or persons creating new parcels which are served by roads in County Service Area #2, shall deposit into the CSA #2 fund, an amount for each parcel to be created, equal to the amount collected by CSA #2 per parcel since its origin, and shall be required to annex to CSA #2.

F. General

1. No septic system should be installed on "recent alluvium".

2. The County will conduct a flood hazard study to determine what lands will be affected by a flood of determined frequency. These lands will be shown on the Area Plan Map after completion of the study and lands with identified flood hazards will be further studied for what uses should and should not be allowed.

G. Cultural Resources

Any discretionary action in the areas of high to moderate archaeological sensitivity as shown on the Cultural Resources map shall require further archaeological investigation, and may require an on-site survey to the satisfaction of the El Dorado County Planning Department.

PLACERVILLE PERIPHERY DEVELOPMENT POLICIES

ADOPTED: March 30, 1982

RESOLUTION: # 96-82

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

5/83

PLACERVILLE PERIPHERY

DEVELOPMENT POLICIES

Time Limit of the Land Use Plan:

The projected life span of this land use plan is five or more years.

Public Participation:

Property owners will be informed and encouraged to participate in the planning process of the land use plan for their neighborhood and the planning area at large.

Land Use:

At the present time, the land use in the Placerville Periphery Area is a general mix of high density to low density residential use with some agricultural uses. The majority of the residents in the Plan Area wish to preserve the existing type of balanced land use. The following development policies are hereby adopted:

A. General

1. General Plan Amendments, Rezonings, Subdivisions, Parcel Maps and Special Use Permits, hereinafter referred to as "developments", shall be considered in light of presently available or projected public utilities and public service capabilities. Subdivisions, Parcel Maps and Special Use Permits may be approved upon a finding that adequate capacity is available or projected in all public utilities and public services, including police, fire protection, roads and schools to serve the entire and completed proposed development.

2. The Placerville Periphery Area Plan contains a comprehensive vehicular study which shall be reviewed upon application for a development proposal. If the Placerville Periphery circulation study does not cover a specific geographic area, supplemental traffic circulation information may be required for review of the development proposals.

3. Development projects that will cause or create an increase to existing traffic levels may be required to upgrade certain portions of these roads or to pay a "pro-rated road improvement fee" to mitigate these increases, as determined by the Board of Supervisors.

4. Should lands adjacent to the City of Placerville be considered for commercial or industrial land uses during the life span of the Area Plan, it would be recommended that the land be annexed into the City, where availability of services are more abundant.

5. Identified historical sites located within the Plan Area boundaries shall be protected. Upon application for a development, historical sites shall be identified and a means by which they will be protected shall be provided.

6. Land uses outlined on the Land Use map around the Placerville Airport shall be regulated according to the County's Airport Approach zone and FAA regulations.

7. Developments that, by the Policies of the Plan, require sewer services provided by the City of Placerville, will be encouraged to annex to the City.

8. The school districts shall be able to provide the necessary facilities to accommodate the increase in enrollment as a result of the development. Some form of assurance shall be secured from the appropriate school district prior to final approval of the project.

9. Developments shall be screened as to the ability of its access roads to accommodate the increase in traffic. Existing access roads should not be overburdened as a result of future development without improvements being provided to assure the continued usability of the road(s).

10. In order to retain the quality of roads or recreational areas constructed to serve a development, an entity shall be formed to maintain these improvements so as to assure their continued usability.

11. The provisions for recreational facilities and trails, as outlined in the Recreational Element of the General Plan, shall be required to the fullest extent. The development of pedestrian walkways, bicycle paths and equestrian trails with circulation throughout the Plan Area is of a high priority and will be considered at the time of approval for a project.

12. All developments, general planned Single Family, High Density, shall be required to comply with the design and improvement standards required by the Major Land Division Ordinance for Class I Subdivision and as specified in the Subdivision Design Manual.

B. Multi-Family Residential

The following policy shall be considered at the time of application for development:

1. All multi-family development shall be required to connect to public water and sewer service as a condition of approval.

C. Single Family Residential - High to Medium Density (5 d.u./acre to 1 d.u./4.9 acre minimum)

The following policies shall be considered at the time of application for development:

1. Single Family Residential land divisions which will create parcels of 4.5 acres or less, shall be required to be served by public water. It shall also be the recommendation of this Plan that parcels of less than 1.0 acres be required to connect to sewer service.

Should sewer service not be available, adequate test information shall be supplied to the Division of Environmental Health assuring the ability of each parcel to successfully utilize a septic system.

2. All land divisions within this land use category shall be required to be within a structural fire protection district.

D. Single Family Residential - Low Density (5 acre minimum)

The following policies shall be considered at the time of application for development:

1. The areas designated for Estate Residential, five acre minimum (RE-5) shall not be divided until either public water is provided to each parcel created, or sufficient data has been supplied to the Environmental Health Department by a qualified individual or company that provides conclusive evidence of the ability of each five acre parcel to successfully utilize a private well for domestic water.

2. All land divisions within this land use category shall be required to be within a structural fire protection district.

E. Rural Residential Agriculture (10-160 acre minimum)

The following policy shall be considered at the time of application for development:

1. The County is currently processing a policy regarding the protection of agricultural land uses. Once this policy is adopted, it shall be the controlling factor.

F. Open Space

Open Space areas should be encouraged and protected from conflicting uses. "Open Space" land is generally defined as parcels or areas of land which are generally unimproved, devoted to and essential for:

1. Natural resource preservation, including water sheds;
2. Preservation of agricultural production;
3. Preservation of recreational enjoyment areas;
4. Prime or critical wildlife and biotic habitat preservation;
5. Protection of public health, safety and welfare, in relation to seismic, geologic and geographic hazards;
6. Protection of unusual or unique scenic values.

G. Public Facilities

The land use plan has designated areas for public buildings or use. This amount of land is considered adequate for current and future needs. However, because public services and facilities can change, an ongoing review should be conducted.

Should sewer service not be available, adequate test information shall be supplied to the Division of Environmental Health assuring the ability of each parcel to successfully utilize a septic system.

2. All land divisions within this land use category shall be required to be within a structural fire protection district.

D. Single Family Residential - Low Density (5 acre minimum)

The following policies shall be considered at the time of application for development:

1. The areas designated for Estate Residential, five acre minimum (RE-5) shall not be divided until either public water is provided to each parcel created, or sufficient data has been supplied to the Environmental Health Department by a qualified individual or company that provides conclusive evidence of the ability of each five acre parcel to successfully utilize a private well for domestic water.

2. All land divisions within this land use category shall be required to be within a structural fire protection district.

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The following policy shall be considered at the time of application for development:

1. The County is currently processing a policy regarding the protection of agricultural land uses. Once this policy is adopted, it shall be the controlling factor.

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Open Space areas should be encouraged and protected from conflicting uses. "Open Space" land is generally defined as parcels or areas of land which are generally unimproved, devoted to and essential for:

1. Natural resource preservation, including water sheds;
2. Preservation of agricultural production;
3. Preservation of recreational enjoyment areas;
4. Prime or critical wildlife and biotic habitat preservation;
5. Protection of public health, safety and welfare, in relation to seismic, geologic and geographic hazards;
6. Protection of unusual or unique scenic values.

G. Public Facilities

The land use plan has designated areas for public buildings or use. This amount of land is considered adequate for current and future needs. However, because public services and facilities can change, an ongoing review should be conducted.

H. Parks and Recreation

Parks and recreational facilities are considered an important asset to the development of a community or an area plan. All applications for development will be reviewed as to their potential impacts to existing parks or recreational facilities. Should it be found that the development would impact an existing or proposed facility, then the project sponsor may be required to provide such mitigation, as determined by the Board of Supervisors, based on the Subdivision ordinance.

PLEASANT VALLEY
OAK HILL
SLY PARK
DEVELOPMENT
POLICIES

ADOPTED: July 20, 1978

RESOLUTION: # 156-78

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

5/83

PLEASANT VALLEY/OAK HILL/SLY PARK

DEVELOPMENT POLICIES

Time Limit of the Land Use Plan:

The projected life of this land use plan will be five years and should be periodically reviewed and updated.

Public Participation:

Property owners will be informed and encouraged to participate in the planning process of the Land Use Plan for their neighborhood and the planning area at large.

Land Use:

At present, the land use in the Pleasant Valley/Oak Hill/Sly Park area is primarily for forests, farms and homes. The majority of the residents of the area wish to preserve this type of balanced land use which builds in Open Space.

A. Agricultural Land

Agricultural land use will be encouraged as an important industry in keeping with the essential character of the area. Existing agricultural industry will be protected from encroachment of conflicting land uses. Property tax benefits for agricultural land shall be established.

B. Open Space

Open Space areas will be encouraged and protected from encroachment. Property tax benefits shall be provided as an incentive to preserve Open Space.

C. Industrial Land

1. Heavy industry is inappropriate for the agricultural-residential character of the area.

2. Light industry (industry that is quiet, does not cause traffic congestion or public nuisance, is free of light, noise, air or water pollution) may be permitted in designated areas.

3. Home occupations and professional services may be permitted in residential areas so long as they meet environmental pollution and traffic safety standards.

4. Industrial expansion shall not encroach on residential neighborhoods.

5. Recreational industry and other environmentally healthy industry should be encouraged so long as they meet environmental pollution and traffic safety standards. Recreational areas for picnicking, camping, fishing and family outings can provide jobs and income while preserving the environment. Recreation incorporated with agricultural industry will be encouraged.

D. Commercial Land

1. Clustered commercial development in designated areas is favored by the residents in the area. Commercial strip zoning will be strongly discouraged.

2. Family businesses are encouraged so long as they meet environmental quality and traffic safety standards.

3. Commercial developments shall have adequate setbacks, parking facilities, landscaping and architectural conformity effecting a rustic western mode.

4. Commercial development shall not encroach on residential neighborhoods.

5. Those existing commercial uses in the Pleasant Valley/Oak Hill/Sly Park area which are not designated as commercial on the Plan, will be zoned Unclassified.

   It is the intent of this Plan Policy to favorably consider Special Use Permits to allow these existing uses to continue.

E. Multi-Family Residential

Multi-Family residential land use is out of context with the agricultural-residential character of the area and the existing public services cannot adequately accommodate this type of density at this time.

F. Land Divisions

All tentative parcel maps filed and approved to final Plan adoption with the El Dorado County Planning Department, will be processed under the previous General Plan designation.

ENVIRONMENT

The natural beauty and healthful environment is one of the characteristics highly valued by property owners in the Pleasant Valley/Oak Hill/Sly Park area. Recognizing the importance of maintaining this environmental quality, efforts shall be made to maintain and create conditions under which man and nature can exist in productive harmony.

A. Pollution Control

1. Strict control shall be maintained on light, noise, air and water pollution.

B. Animals

1. Residents will be encouraged to plan for adequate land for domestic animals.

2. Habitats, including migration routes, for existing wildlife in the Plan Area shall be maintained through adequate open space.

C. Streams, Water Ditches, Ponds and Lakes

1. All streams, water ditches, ponds, lakes and marshes shall be maintained and preserved.

D. Wildlife and Plant Life Protection

1. Rare and endangered species of wildlife and plant life shall be preserved.

2. Fragile wildlife and plant life shall be protected from indiscriminate destruction.

E. Bikeways, Equestrian and Hiking Trails and Aesthetic Water Flow

1. Bikeways, equestrian trails, hiking trails and aesthetic water flow will provide additional opportunity to enjoy the natural beauty of the area. Trails officially adopted by El Dorado County shall be incorporated into the Pleasant Valley/Oak Hill/Sly Park Area Plan.

F. Roads

1. A system of safe and scenic roads shall be maintained. (Residents of the area do not desire high volume, high speed roads.)

2. New roads connecting to County roads shall be designed to provide safe access, with adequate sight distance.

G. Billboards

1. Only small, rustic, aesthetically pleasing signs shall be allowed, and only as an accessory to the commercial land use.

H. Sewage Disposal

1. Septic tanks, which meet public health standards, are the favored method of sewage disposal since they replace groundwater.

2. Where sewering may be officially mandated to solve an outstanding problem, it will be planned so as not to encourage higher densities.

3. The proposed Gold Oak School sewer line is primarily to handle the school's present needs and future growth.

I. Public Utilities

1. Public utilities will be installed in a manner that will minimize the disruption of the natural beauty of the area.

J. Public Services

1. As the population of the Pleasant Valley/Oak Hill/Sly Park area increases, it will become necessary to expand public services.

K. Schools

1. Provision for the necessary expansion of Gold Oak School needs to be made now.

2. The grounds of the Gold Oak School site will be designated as a Community Recreational area. This designation enables the utilization of various state and federal grants to develop recreational facilities at the site. The School Board will have the grounds open to the public at reasonable hours.

L. Fire Protection

1. Provisions for additional fire protection equipment and staff needs to be made as population density increases and the fire protection district expands.

EL DORADO COUNTY CALIFORNIA

POLLOCK PINES DEVELOPMENT POLICIES

ADOPTED: July 26, 1983

RESOLUTION: # 199-83

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

POLLOCK PINES

DEVELOPMENT POLICIES

A "policy" is a definite course of action to guide and determine present and future decisions on development implementation matters. The following policies are organized into two types: general policies and specific policies. General policies apply to all developments; and specific policies apply to specific types of development.

A. General

1. Given the necessary County resources, this Plan should be reviewed for necessary revisions in five years.

2. Development projects shall be considered in light of presently available or projected public utilities and public service capabilities.

3. The Pollock Pines Area Plan contains a comprehensive vehicular circulations study of major arterials which shall be reviewed upon submission of development projects.

4. Development projects that will create an increase to existing traffic levels shall be required to upgrade certain portions of these roads or to pay a pro-rated road improvement fee. The improvements of fees shall be determined by need studies provided by the project sponsor and verified by the Department of Public Works. Fees collected shall be expended in the Plan Area.

5. Significant historical and archaeological sites located within the Plan Area boundaries shall be protected. Upon application for a development, significant historical and archaeological sites shall be identified and a means by which they will be protected shall be provided.

6. Developments shall be reviewed as to the capability of its access roads to accommodate the increase in traffic. Existing access roads shall not be overburdened as a result of future development without improvements being provided to assure the continued usability of the road(s).

7. The provisions for recreational facilities and equestrian trails, as outlined in the Recreational Element of the General Plan, shall be required. The development of pedestrian walkways and bicycle paths, with circulation throughout the Plan Area, is of a high priority and will be considered at the time of approval for a development project.

8. Prior to or in conjunction with a design review approval and/or development of a commercial, industrial or multi-family project within the urban core, the developer shall construct pedestrian and bicycle paths (may be designed together) along the entire width of the property being developed as designated on the Land Use Map.

A. General (cont.)

9. The existing high banks along Pony Express Trail are not to be removed. They provide a visual and noise barrier for existing and future development. Removal shall be permitted for safety or access where documentation hss been provided and approved by the County that such needs exist.

10. Within the urban core, buffering and screening shall be required where different land uses are adjacent to each other. The combination of dense landscaping, earth berms and fences are required so that noise, light glare and other conflicting uses are minimized. Existing uses shall not be required to provide this buffering and screening requirement, unless the structures are physically expanded. This requirement shall be imposed upon the new development.

11. Multi-family Residential (4.1 to 20 d.u./acre) land use designation is considered compatible with such zone districts as "RT", "R2", "MP" and "PD".

12. Expansion of Multi-family Residential (4.1 to 20 d.u./acre) land use designation will be allowed into adjacent high density (1.1 to 4 d.u./acre) where such expansion proposals are adjacent to existing multi-family zone districts.

13. Commercial along with High Density and Multi-family Residential developments is desirable and compatible with the character of the urban core area. It is not the intent to allow commercial development to spread along Pony Express Trail, creating a "strip" commercial land use pattern. Significant land area has been provided for commercial lands.

14. Development adjacent to agricultural land shall provide a buffer as established by County policies.

15. Conversion of single family dwellings to commercial or multi-family units shall be required to comply with the criteria as established by the Sierra Design Guide.

16. The Plan Area contains large amounts of choice timber soils. These areas, as shown in the El Dorado County Long Range Goals and Policies, are to be protected from conflicting land use and development.

17. Domestic sewage disposal systems, i.e., package treatment plants, etc., as approved by the County, shall be permitted.

18. Density transfers, in conjunction with planned developments, may be an acceptable procedure throughout the Plan Area.

19. The Pony Express Trail within the Plan Area, designated as a national historic trail by County ordinance, shall be preserved. Easements and/or improvements where needed, shall be provided, as required, prior to or in conjunction with a development project. The easements and/or improvements shall be located on the north side of Pony Express Trail; shall be on a relatively straight line; shall be a minimum width of six feet; and shall be sloped where different elevations exist.

A. General (cont.)

20. On-site signs shall be in conformance with the Sierra or Historical Design Guides.

21. Assessor's Parcel Nos. 42-410-13 and -14 shall provide encroachments connecting to Sugar Pine Drive or Parkwood Drive prior to or concurrent with rezoning and division of properties. Alternatively, the applicant(s) may seek one encroachment to Sly Park Road, as may be conditioned by the County, serving the ultimate number of parcels created from Assessor's Parcel Nos. 42-410-13 and -14.

22. Prior to rezoning to RIA, Assessor's Parcel No. 42-631-01, the applicant(s) shall file and process a tentative map and zoning application. The zoning shall not become effective until such time as a map is filed or recorded. The applicant(s), as part of the tentative map application, shall provide encroachment or encroachments to Diamond Drive and/or Garnet Road. The development shall comply with other County regulations and may be approved or conditionally approved by the County.

B. Commercial, Industrial and Multi-family

1. To insure a sufficient vehicular and pedestrian system, all developments within the urban core shall be required to either improve street frontage, dedicate land for road right-of-way, provide road improvements, enter into a street improvement agreement, pro-rated fees, or provide a combination of the above prior to or in conjunction with a site plan approval or the issuance of a building permit. Standards shall be developed by the County and be on file in the Planning Department.

2. All development within the Plan Area shall be subject to a design control overlay of either Sierra Design or Historical Design Control.

3. All developments shall be reviewed for possible consolidation of small parcels to form larger parcels for development purposes. The purpose for this is to reduce encroachments on Pony Express Trail.

4. All developments shall be reviewed for possible common ingress and egress points. Where possible, a frontage drive serving more than one parcel or development paralleling Pony Express Trail shall be developed.

5. Where condominium developments are proposed, the Planned Development Zone shall replace the design review overlay. The appropriate Sierra or Historical architectural style shall be incorporated into the design of the building.

6. All developments shall be serviced by public water.

7. At such time as County ordinance provides for domestic package sewer treatment plants or other publicly serviced disposal systems, such new projects shall be serviced by these systems.

C. Agricultural

1. The Agricultural Policies of the Long Range Plan, Goals and Policies, shall apply.

D. Residential

1. Multi-family Residential - (4.1 to 20 d.u./acre)

   a. Multi-family Residential housing, shall be located in the urban core areas only as outlined on the Land Use Map. Multi-family Residential housing shall be encouraged to provide a needed alternative type of housing.

   b. Also see, B. Commercial, Industrial and Multi-family.

2. Single-family Residential -

   a. High Density development (4 d.u./acre maximum) shall be serviced with not less than the following:

      (i) development connected to County road of sufficient capacity and improvement to accommodate the development.

   b. Medium Density development (1 d.u./1 to 4.9 acres) and Low Density development (1 d.u./5 to 9.9 acres) shall be provided with not less than the following:

      (i) the Division of Environmental Health is satisfied that all lots are suitable for septic systems;

      (ii) a road system that adequately accommodates circulation for the project and surrounding areas and meets the requirements of the circulation policies.

   c. Rural Residential Agricultural land uses (1 d.u./10 to 160 acres) shall be designated in any area so designated on the Long Range Plan and/or associated Goals and Policies of that Plan.

E. Circulation

1. Development projects not located on major arterials, shall provide a capability study, which shall include road width, type of surfacing, degree of slope and capability to carry additional traffic.

2. School bus stops and parking areas for the purpose of car pooling shall be established where feasible.

3. Project review shall include all forms of transportation and circulation systems, including bicycle trails, pedestrian paths, equestrian easements, off-site and on-site parking.

E. Circulation (cont.)

4. All development projects shall provide or reserve dedicated non-vehicular recreation easements where trails exist or are proposed. Trails shall be placed adjacent to established roads, where safety permits.

F. Open Space

"Open Space area" is generally defined as parcels or areas of land which are generally unimproved, devoted to or essential for:

1. Natural resource preservation, including watersheds;
2. Preservation of agricultural uses, i.e., timber preserves, planned agriculture and agricultural preserves;
3. Preservation of recreational enjoyment areas;
4. Prime or critical wildlife and biotic habitat preservation;
5. Protection of public health, safety and welfare, in relation to seismic, geologic and geographic hazards;
6. Protection of unusual or unique scenic values;
7. Provide open space in the form of landscape buffers to screen high density development from low density development.

G. Public Facilities

The Area Plan shall accommodate those public facilities deemed necessary for future growth. However, all developments shall be designed in accordance with the Sierra Design Guide.

H. Recreation

1. Encourage and support the establishment of a recreational district to develop and manage recreational facilities.

2. Recreational land and/or fee dedication should be required to the fullest extent possible according to the Land Division Ordinance and County Recreational Element.

3. The establishment of a community center and expanded sports areas should be encouraged to meet the needs of a growing population.

ENVIRONMENTAL POLICIES

The natural beauty and healthful environment is one of the characteristics highly valued by property owners in the Pollock Pines area. Recognizing the importance of maintaining this environmental quality, efforts should be made to maintain and create conditions under which man and nature can coexist.

A. Pollution Control

Strict control shall be maintained on light, noise, air and water pollution.

B. Wildlife and Plant Life Protection

Rare and endangered species of wildlife and plant life shall be preserved. Existing wildlife habitats, including migration routes occurring in the Plan Area, shall be maintained through adequate Open Space. Fragile wildlife and plant life shall be protected from indiscriminate destruction.

JR:kc

RESCUE DEVELOPMENT POLICIES

ADOPTED: November 9, 1976

RESOLUTION: # 292-76

AMEMDED: March 31, 1981
RESOLUTION: # 85-81

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

RESCUE

DEVELOPMENT POLICIES

The citizens of the Rescue area participated in a series of public meetings, advertised and held at the Community Center on Green Valley Road from the Fall of 1974 to the Spring of 1975. This series of meetings generated the following goals and policies to guide land development and the land use classifications and locations of uses shown on the map accompanying this text:

1. Goals

a. Retention of the present rural-agricultural atmosphere and low density of population. (5 to 10 acre parcels preferred.)

b. Limit or discourage high density mobilehome developments as being out of character with the existing and proposed rural development pattern.

c. Maintain stringent controls on water and air quality and nuisance noise within the bounds of socio-economic reality.

d. Encourage establishment and preservation of park areas and a recreational trails system for the use of community residents.

It is the desire of Rescue's inhabitants to encourage and develop these qualities through a logical and comprehensive set of planning policies and objectives. The General Plan, then, will be used to guide the growth of Rescue and its surrounding area toward an orderly, attractive and efficient balance of land uses, population densities and traffic circulation.

2. Policies

a. Retention of a rural atmosphere and low density of population; to preclude major traffic increases and problems, police protection and major tax increases to support resulting additional schools.

b. Existing land parcels of large sizes should be zoned to the lowest parcel size as shown on the adopted plan unless there are overriding considerations, so that the rural-agricultural atmosphere and the valued life style of the residents in the area will be maintained and the open space values will not be destroyed.

c. Expansion areas for high density, single family residential subdivisions are provided for on the General Plan map and shown as HDR, High Density Residential. No additional areas should be considered without a complete re-study of the Plan Area. (March 31, 1981, Resolution # 85-81.)

d. High density, mobilehome developments will be strongly discouraged within the Plan Area, as incompatible with a rural-agricultural atmosphere.

e. Recommend that consideration be given to the Rescue Area in future plans for bicycle and equestrian trails and two roadside parks should be placed on Deer Valley and Green Valley Roads.

f. The existing public land on Pine Hill in Section 16, T10N, R9E, MDBM should be retained as public land or utilized for recreation purposes due to the large numbers of rare and endangered plants found in that location.

g. The 100+ acre parcel of Bureau of Land Management land fronting on Deer Valley Road north of Rescue Post Office should be acquired and utilized for a fire station site and multi-use recreation area.

h. Notwithstanding any of the foregoing statements of desirable development patterns, individual minimum parcel sizes should be based on compliance with the Porter-Cologne Water Quality Control Act and other County requirements regarding parcel sizes and building sites.

i. The existing and future commercial and residential developments in the community center area should be strongly encouraged to retain and reflect a gold rush/victorian architectural style in keeping with the historical character of the community. Additionally, the existing sign ordinances in the County should be revised to more closely control and guide on-site and off-site advertisements so as to retain the rural and open character of the Rescue community area and the County, generally.

- The above stated goals and policies were adopted by the Rescue Plan Area citizens at a series of public meetings ending in March of 1975.

SHINGLE SPRINGS DEVELOPMENT POLICIES

ADOPTED: July 19, 1977

RESOLUTION: # 155-77

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

5/83

SHINGLE SPRINGS

DEVELOPMENT POLICIES

1. The landowners and residents of Shingle Springs are dedicated to maintaining the rural atmosphere of the area. There is a strong desire for open space, scenic beauty, privacy and old-fashioned country living.

2. Commercial development shall be incorporated into the central portion of the Plan Area south of Highway 50 to establish compact rather than scattered development.

   a. The Board of Supervisors, Planning Commission and any other responsible agencies are strongly urged to monitor visual impact, style of buildings, number and size of signs and prohibition of billboards so that the rustic Mother Lode architectural style and atmosphere will be maintained in commercial areas.

   b. All business signs will adhere strictly to County sign ordinances and attract the eye by rustic, old-fashioned originality.

   c. Tree planting to screen commercial areas should be provided by the developer. All trees over six (6) inches in diameter will be preserved.

3. Since public sidewalks, curbs, gutters and street lighting are not consistent with the rural atmosphere, they shall be discouraged in residential areas. In commercial areas these amenities are governed by 2a.

4. Sewer connections and annexations outside of the designated Mother Lode Service District will be limited to areas where it may be officially determined by the Environmental Health Department to solve an outstanding existing problem.

5. Establishment of additional mobilehome parks shall be discouraged.

6. Development densities in the Shingle Springs area shall be defined as follows:

   Industrial
   Commercial
   Public facilities (including, but not limited to, schools, state, federal and county facilities, cemeteries, libraries, etc.)
   Multi-family Residential (6-20 d.u./acre)
   Single Family - High Density Residential (2-5 d.u./acre)
   Single Family - Medium Density Residential (1 d.u./1.1-4.9 acres)
   Single Family - Low Density Residential (1 d.u./5.0-9.9 acres)
   Rural Residential Agriculture (1 d.u./10-160 acres)
   Exclusive Agriculture
   Parks-Recreation
   Open Space-Conservation
   Historical District

7. ~~The undeveloped area surrounding Ponderosa High School, Buckeye Elementary School, and any future school sites shall be maintained in a maximum density of one dwelling unit per five acres to insure an atmosphere of open space around each.~~ (Deleted by BOS, per Res. # 62-85, 3/26/85)

8. ~~No land will be zoned to a density greater than 1 d.u./5 acres outside of the Mother Lode Service District until a significant buildout is achieved on parcels presently zoned less than 5 acs.~~ (Deleted by BOS, per Res. # 62-85, 3/26/85)

9. Bicycle, hiking and equestrian trails are of high priority. Trails officially adopted by El Dorado County shall be incorporated into the Shingle Springs Area Plan.

10. When a tentative map is filed and approved prior to the Area Plan being adopted, the parcel map will be governed under the former General Plan designation.

SOMERSET
FAIRPLAY
MT AUKUM
DEVELOPMENT
POLICIES

ADOPTED: December 14, 1982

RESOLUTION: # 333-82

Prior to the County approving discretionary permits, a finding of consistency with the Plan Policies is required to be made by the Zoning Administrator, or the Planning Commission, and/or the Board of Supervisors.

1. Review General Policies which usually apply to all applications;
2. Review specific policies; i.e., Industrial, Commercial, Multi-Family, etc.

After review, address each policy that may apply to your project. If you have any questions, call the Planning Department (916) 626-2438.

SOMERSET/FAIRPLAY/MT AUKUM

DEVELOPMENT POLICIES

A. General

1. "General Plan Amendments, Rezonings, Subdivisions, Parcel Maps and Special Use Permits", hereinafter referred to as "developments" shall be considered in light of presently available or projected public utilities and public service capabilities. Subdivisions, parcel maps and special use permits may be approved upon the finding that adequate capacity is available or projected in all public utilities and public services.

2. The South County Area Plan contains a vehicular study and shall be reviewed by staff upon application for development proposals. If the South County circulation study does not cover a specific area, supplemental information shall be required for review of the development proposals.

3. Development projects that will cause or create an increase to existing traffic levels may be required to upgrade certain portions of these roads or to pay a "pro-rated road improvement fee" to mitigate these increases, as determined by the El Dorado County Department of Public Works.

4. Development projects shall not cause the removal or disruption of significant historical or archaeological sites. Where significant historical or archaeological sites have been identified by a qualified archaeologist, these sites shall be preserved and/or reconstructed or protected.

5. Developments shall be screened as to the ability of its access roads to accommodate the increase in traffic. Existing access roads should not be overburdened as a result of future development without improvements being provided to assure the continued usability of the road(s).

6. In order to retain the quality of private roads and/or recreational areas constructed to serve development, an entity shall be formed to maintain these improvements so as to assure their continued usability.

7. The provision for recreational facilities and trails, as outlined in the Recreation Element of the General Plan, shall be required to the fullest extent. The development of pedestrian walkways, bicycle paths and equestrian trails, with circulation throughout the Plan Area, will be considered at the time of approval for a project.

8. Should the need for additional industrial and/or multi-family land use occur during the life span of this Area Plan, development policies shall be prepared to assure the continued rural residential environment now found within the Plan Area.

9. The mitigation measures, as set forth in the South County Area Plan Environmental Impact Report, shall be reviewed and, where applicable, adhered to on all development projects and rezonings.

10. Interim facilities may be permitted for purposes of completion and implementation of a master water and sewer plan where an agreement has been secured between the property owner and the water or sewer purveyor and an approval has been granted by the County Health officer. Package treatment plants may be considered an acceptable facility if operated by a public entity.

11. Acreage and setback buffers, as recommended by the Buffer Committee and approved by the Board of Supervisors, shall be required for the protection of AE, Exclusive Agricultural; PA, Planned Agricultural and TPZ, Timberland Preserve and active agricultural lands within the Plan Area.

12. Density transfers, if applicable, will be encouraged for the preservation of adjacent agricultural lands.

B. Commercial and Multi-Family

1. All developments within these classifications shall be required to provide sufficient data to the Environmental Health Department, assuring the ability of each unit proposed to successfully utilize a private well and septic system on a long-term basis.

2. Precise information may be required to evaluate the disposal of chemicals and toxic waste materials.

3. Commercial and multi-family land uses within the Plan Area shall be clustered and developed within those areas containing similar land uses. The expansion of these uses shall be only considered when located adjacent to a major public thoroughfare.

C. Single Family Residential - High to Medium Density (5 d.u./ acre to 1 d.u./4.9 acres)

1. Parcels of less than 1.0 acres shall be required to connect to sewer service. Should sewer service not be available, adequate test information shall be supplied to the Division of Environmental Health assuring the ability of each parcel to successfully utilize a septic system.

D. Single Family Residential - Low Density (5 acre minimum)

The following policies shall be considered at the time of application for development:

1. The areas designated for Estate Residential, five acre minimum (RE-5) shall not be divided until either public water is provided to each parcel created, or sufficient data has been supplied to the Environmental Health Department by a qualified individual or company that provides conclusive evidence of the ability of each five acre parcel to successfully utilize a private well for domestic water.

E. Rural Residential Agricultural - (10-160 acre minimum)

The following policies shall be considered at the time of application for development:

1. Exclusive Agriculture - Williamson Act Contract properties and Timber Preserve (TPZ) zoned properties shall be protected from conflicting land uses. A minimum of twenty (20) acre parcel sizes shall be maintained around these identified agricultural and timber preserve properties.

2. All lands zoned Planned Agriculture shall be protected from conflicting land uses. A minimum of twenty (20) acre zoned parcels shall be maintained around these properties so as to assure their continued productivity.

F. Open Space

1. Open Space areas should be encouraged and protected from conflicting uses. "Open Space" land is generally defined as parcels or areas of land which are generally unimproved, devoted to and essential for:

   a. Natural resource preservation, including watersheds;

   b. Preservation of agricultural production;

   c. Preservation of recreational enjoyment areas;

   d. Prime or critical wildlife and biotic habitat preservation;

   e. Protection of public health, safety and welfare, in relation to seismic, geologic and geographic hazards;

   f. Protection of unusual or unique scenic values or wet areas.

2. If public lands are considered for transfer to private ownership, an independent study will be performed to determine their best use.

G. Public Facilities

The Land Use Plan has designated areas for public buildings or use. This amount of land is considered adequate for current and future needs. However, because public services and facilities can change, an ongoing review should be conducted.

H. Parks and Recreation

Community recreational facilities are considered an important asset to the development of a community or an area plan. All applications for development will be reviewed as to their potential impacts to existing parks and recreational facilities. Should it be found that development would impact an existing or proposed facility, then the project sponsor may be required to provide such mitigation, as determined by the Board of Supervisors, based on the Subdivision Ordinance.

The
LONG RANGE
LAND USE PLAN

a guide

to year
2000

EL DORADO COUNTY
Planning Department

THE LONG RANGE

LAND USE PLAN

A PLANNING TOOL TO YEAR 2000 AND BEYOND

EL DORADO COUNTY PLANNING DEPARTMENT
KENNETH L. MILAM, PLANNING DIRECTOR

ADVANCE PLANNING DIVISION

ARLAN NICKEL, PRINCIPAL PLANNER

ADOPTED DECEMBER 1981

PREFACE

This text for the Long Range Land Use Plan and Policies is arranged in a presentation style as suggested by Christopher Alexander in his book, "The Pattern Language".

The use of this format will enable the material in this document to be reviewed and comprehended more easily by reinforcement of the major concepts and statements.

The "pattern" for the information presented in this text is placed in script headings at the start of each section or paragraph.

The "language" is the body of the text which presents in greater detail the concept introduced by each "pattern" statement.

To read this document for maximum comprehension, first read the script headings, and consult the text as necessary for clarification of certain sections. Then read the entire document or particular sections of interest.

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SUMMARY

LONG RANGE LAND USE PLAN AND POLICIES

The Long Range Land Use Plan and Policies are designed and intended to provide a general pattern for land uses in El Dorado County for the next 20 years. The Long Range Land Use Plan and Policies will act to guide the specific land uses displayed in the Area Plans and, more importantly, to regulate how and where the Area Plans are amended.

The Long Range Land Use Plan is separated into three divisions with each division addressing one major land use classification. These three major divisions are:

1) Agricultural Lands;

2) Urban Lands; and

3) Rural Residential Lands

Each division contains goals and development policies that are specific for that particular land use category.

At the beginning of this document are Master Policies which apply to all three of the divisions as listed in the Long Range Land Use Plan and Policies.

DIVISION I - AGRICULTURAL LANDS

The agricultural discussion is separated into two divisions that define two types of agricultural lands. These are: (1) Existing Agricultural Lands; and (2) Potential Agricultural Lands.

Existing Agricultural Lands are defined as those parcels currently zoned in the TPZ (Timber Preserve Zone), lands contracted as Williamson Act Agricultural Preserves, or lands which are presently involved in some type of commercial crop or orchard production. Potential Agricultural Lands are defined as those parcels that exhibit "choice" soil characteristics, as defined by the Soil Conservation Service (see Page 8 in text), or which rate a sufficient amount of points, as established in the "Procedure for Evaluating the Suitability of Land for Agriculture", in Appendix 2.

The policies for agricultural lands are designed to establish a framework within which land use decisions can be made by the Planning Commission and the Board of Supervisors. In general, the policies are organized to protect Existing and Potential Agricultural Lands

DIVISION I - AGRICULTURAL LANDS (continued)

from incompatible or detrimental adjacent land uses. Also, the policies would require the eventual classification and zoning of both Existing and Potential Agricultural Lands to specific agricultural zone districts at the time a new Area Plan is adopted, or when an existing Area Plan is updated.

DIVISION II - URBAN LANDS

The Urban Land Division of the Long Range Land Use Plan and Policies is designed to actively encourage and promote the majority of the County's intensive land uses and growth to occur within these designated Urban Areas. By providing a positive land incentive in the Urban Areas, the Long Range Land Use Plan will allow amendments to the Area Plans to a more intensive land use in the designated Urban Area, providing that the Policies of the Area Plan also permit that amendment.

The Urban Areas are the result of a need to specifically designate areas in El Dorado County that have the existing or potential ability to support land uses such as industrial, commercial, multi-family and high density residential. The Urban Areas represent locations in El Dorado County that:

1) Are adjacent to an existing urban area; or

2) Have a good potential for urban-type land uses based upon topography, services and access; or

3) Are located in a rapidly growing area, and are situated between existing urbanized centers so that development into urban uses is highly likely.

The Urban Areas are envisioned to not only support the majority of the County's population, but to act as the major employment areas in the County as well. By having the majority of industrial and commercial development located within these areas, the provision of public services and utilities, as well as transportation, can be provided in the most cost-effective manner.

The policies for Urban Lands are designed to serve a number of purposes. Of primary interest, the Urban policies would require that development projects meet the standards as outlined in Division 2, and that large land parcels in the Urban Areas be reserved for urban-type development projects.

DIVISION III - RURAL RESIDENTIAL LANDS

The Rural Residential Areas in the Long Range Land Use Plan and Policies are the residual lands that have not been previously designated, are not suitable for an Urban Use, and do not have good agricultural capability. In a few Rural Residential Areas, public water may be provided, but most of the intensive public services available in the Urban Areas are not available in the County's Rural Residential Areas.

In some locations within the Rural Residential Areas, the existing land uses and parcel sizes are more intensive and smaller in size than those usually found in the Rural Residential Lands. These areas, because of their land use characteristics, are somewhat different than the majority of the Rural Residential Lands, and are termed in this document as Low Density Residential. When an area is so designated, the minimum parcel size is 3 acres, with the usual density ranging from 5 to 10 acres. In some areas, these Low Density Residential Lands have public water available, which is in contrast to the majority of the Rural Residential Lands that do not have this and other services available.

In general, the Rural Residential Areas of the County are intended to be zoned to 10 or 20 acre minimum parcel sizes, and to not be provided with high levels of public services and utilities. The Rural Residential Policies reflect the intent to discourage intensive levels of services and utilities to these areas.

Long Range Plan and Area Plan Designations

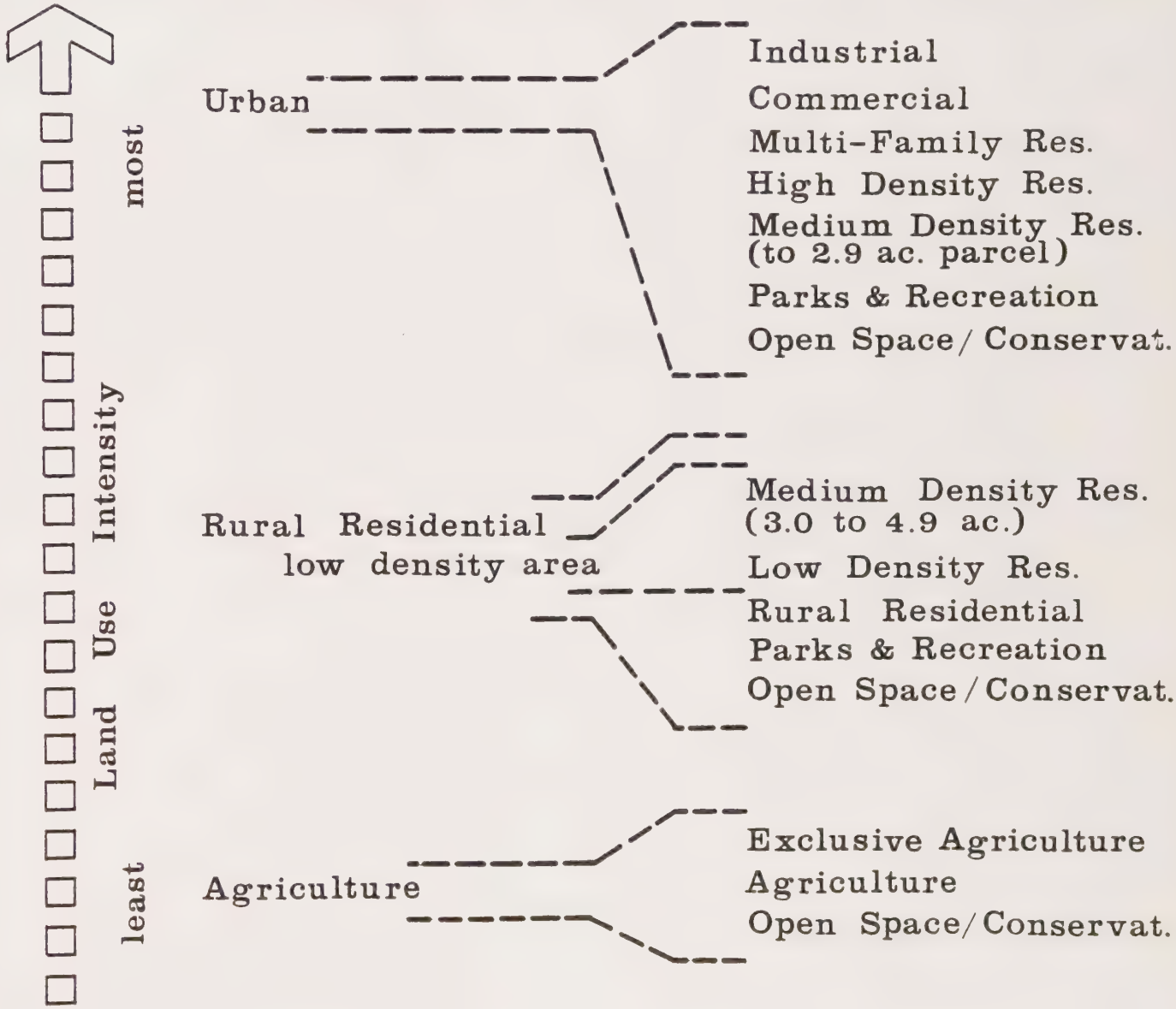
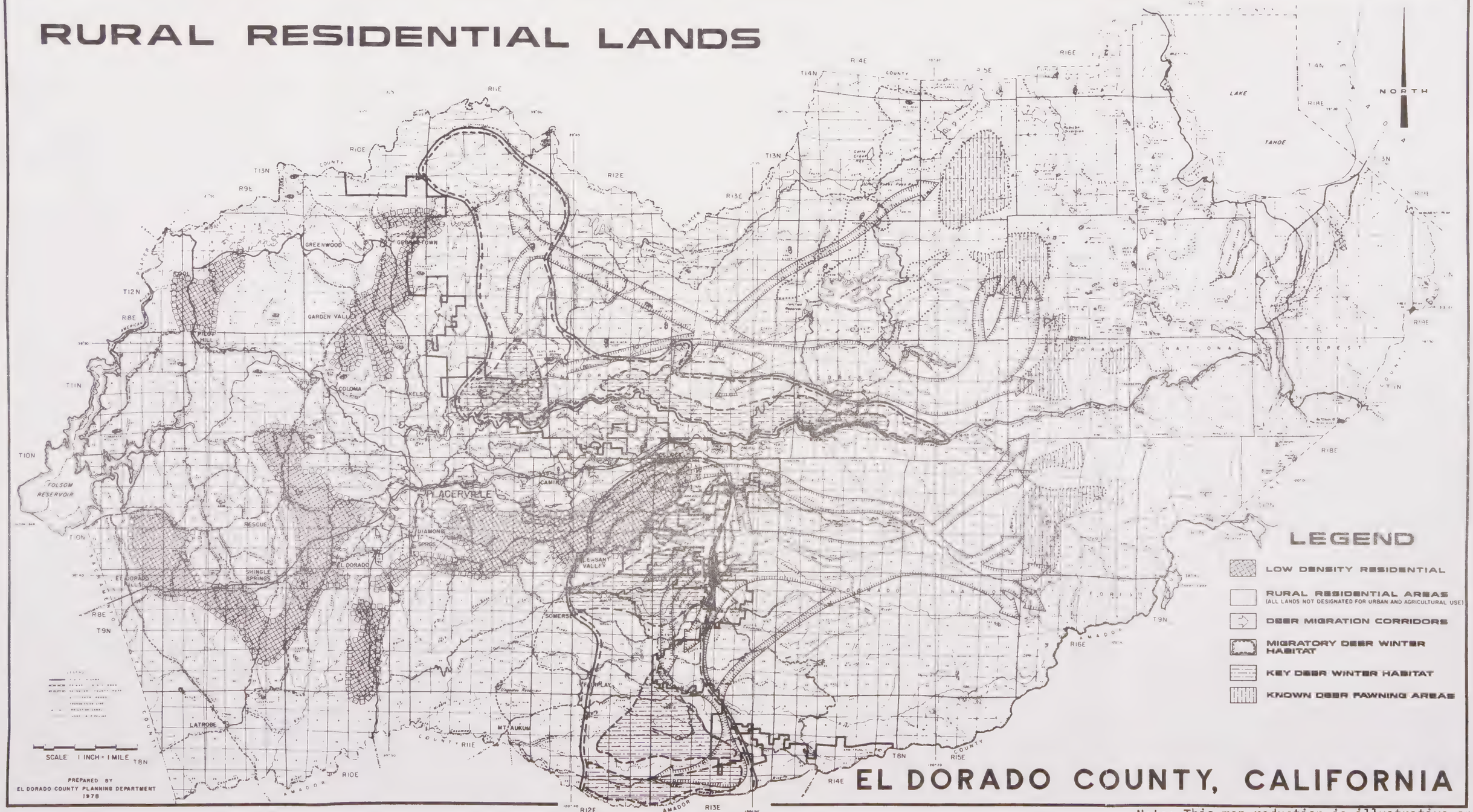


EXHIBIT I

RURAL RESIDENTIAL LANDS



Note: This map reduction is illustrative only
Please refer to original map on file at the
Planning office for correct information.
April 29, 1986 jr

RAL RES

MASTER POLICIES

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RESOLUTION No. 334-84

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

ESTABLISHING GUIDELINES FOR DETERMINATIONS OF GENERAL PLAN CONSISTENCY FOR PROJECTS WITHIN UNINCORPORATED AREAS OF EL DORADO COUNTY

WHEREAS, a General Plan for El Dorado County was first adopted in 1969; and

WHEREAS, a Long Range Plan was adopted in 1981; and

WHEREAS, the Long Range Plan contemplates the development and use of a number of Area Plans for certain communities within El Dorado County; and

WHEREAS, Area Plans have not been completed for certain communities within El Dorado County; and

WHEREAS, there has been confusion over the policies and land use designations applicable to land use decisions in certain areas particularly those not covered by Area Plans;

NOW, THEREFORE, BE IT RESOLVED, that the El Dorado County Board of Supervisors hereby establish the following policies for administration of the General Plan:

1. The Long Range Plan adopted December 1, 1981, shall guide long-term growth and development in the County and shall serve as an overall guide to more specific Area Plans within the County.

2. Area Plans may serve to implement the Long Range Plan in a staged manner, but shall not be counterproductive to implementation of the Long Range Plan;

3. General Plan consistency findings for proposed zoning and development project entitlements shall be based upon consistency with the land use designations and policies and objectives of adopted Area Plans;

4. Where no Area Plan has been adopted, consistency shall be based upon the land use designations and density ranges as shown on the land use map of the 1969 General Plan and upon the policies and objectives of the Long Range Plan.

5. Where an apparent inconsistency exists between the land use designation and a policy, the more site-specific land use designation shall prevail over the more general policy.

6. Where an apparent inconsistency exists between two policies, the more specific shall prevail over the more general, except where specificity cannot be determined, in which case the more restrictive shall prevail.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 23rd day of October, 19 84, by the following vote of said Board:

Ayes: Supervisors Robert Dorr, W.P. Walker, Joseph V. Flynn

Noes: Supervisor Patricia R. Lowe

Absent: Supervisor Thomas L. Stewart

ATTEST
BILLIE MITCHELL, County Clerk and ex-officio Clerk of the Board of Supervisors

By _____
Deputy Clerk

Patricia R. Lowe
Chairman, Board of Supervisors

DATE	COPIES SENT TO
10-29-84	CDP C Planning County Counsel

Item #
8-20-77

RESOLUTION No. 137-77

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

WHEREAS, Section 65860 of the California Government Code requires that zoning be consistent with the General Plan of a County, and that where a conflict exists between a zoning ordinance provision and the General Plan, the latter shall prevail; and

WHEREAS, the practical effect of said section is that the General Plan designation controls and limits the zones which may be considered in connection with lands being zoned; and

WHEREAS, the public has a right to appear and express opinions at hearings on adoption of or amendments to the General Plan and can more intelligently do so if they have a clear understanding of the permissible zones which may be established by any given General Plan designation,

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of El Dorado recognizes the right of the public to know what zones lands may be placed within when considering adoption of or amendments to the General Plan and therefore establishes the following General Plan Designations with conforming zoning categories:

GENERAL PLAN	ZONE
Rural Residential-Agriculture 1 d.u./10-160 acres	TC RA160 RA80 RA60 RA40 RA20 PA RE10 A AE and TPZ
Single Family Residential-Low Density 1 d.u./5 acre minimum	RE5*
Single Family Residential-Medium Density 1 d.u./1 acre minimum	R3A* R2A R1A U
Single Family Residential - High Density 5 d.u. maximum per acre	R20,000* R1
Multi-Family Residential 43 d.u. maximum per acre	R2* RM RT MP

Commercial	C* CP CPO CG
Industrial	I* PI(proposed)
Exclusive Agriculture	AE* TPZ
Open Space/Conservation	OS CN
Parks/Recreation	RF*
Public Facility	(by permit)
Historic District	(proposed)

*and more restrictive or less dense zone districts.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 21st day of June, 1977, by the following vote of said Board:

Ayes: Arliene Todd, William V. D. Johnson, Lloyd R. Kutter, Thomas L. Stewart

Noes: None

Absent: W. P. Walker

ATTEST;
CARL A. KELLY, County Clerk and ex-officio Clerk of the Board of Supervisors

By /s/Kathleen Ann Harrelson
Deputy Clerk

/s/ [illegible]
Chairman, Board of Supervisors

I CERTIFY THAT:
THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

DATE .....

ATTEST: CARL A. KELLY, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By .....
Deputy Clerk

MASTER POLICIES

These Master Policies apply to each division of the Long Range Land Use Plan and describe how the adopted Area Plans interrelate and operate within the Long Range Land Use Plan.

1) The Long Range Land Use Plan shall guide the formulation of adopted future area plans and amendments to existing area plans as well as future land use projects.

2) The map entitled, "Long Range Land Use to Year 2000 A.D." is included for the purpose of providing a general guideline to future development and is thus advisory only. This map shall not be governing when evaluating projects including area plan amendments for consistency with the Land Use Element of the General Plan.

3) Where an adopted area plan is proposed to be amended, that proposed amendment shall be evaluated by both the area plan map and its policies as well as the Long Range Land Use Plan. When the proposal is to amend the area plan to a more intensive use and that proposed amendment exceeds the land use intensity displayed in the Long Range Land Use Plan, then that proposed amendment should be denied unless good cause appears for the higher density. When the proposed amendment to the area plan conforms to the land use intensity as displayed in the Long Range Land Use Plan, then that amendment may be approved providing that the area plan's goals and development policies also allow the amendment.

   Where an amendment to an area plan is proposed, and the Long Range Land Use Plan designates the location where the amendment is proposed as Rural Residential, or as Low Density Residential, then the Rural Residential Policy #8 shall govern the amendment.

4) Where existing Williamson Act Agricultural Preserves have had a Notice of Non-renewal recorded, those lands shall be considered as active and viable Agricultural Lands and protected according to the Agricultural Policies during the non-renewal period.

   When the 10-year non-renewal period has expired and those lands are removed from the Agricultural Preserve Contract, those lands shall be rezoned by the County to Residential Agriculture, 40 acre minimum parcels until a comprehensive update of that particular plan area is adopted by the Board of Supervisors which supports the potential, if any, for an increased density.

MASTER POLICIES (continued)

5) The Long Range Land Use Plan shall be maintained and kept current by updating the text, policies and Land Use Map when new information becomes available. In general, the Long Range Land Use Plan should be re-examined and updated every two years, or whenever new information is provided that may substantially effect the current Long Range Land Use Plan.

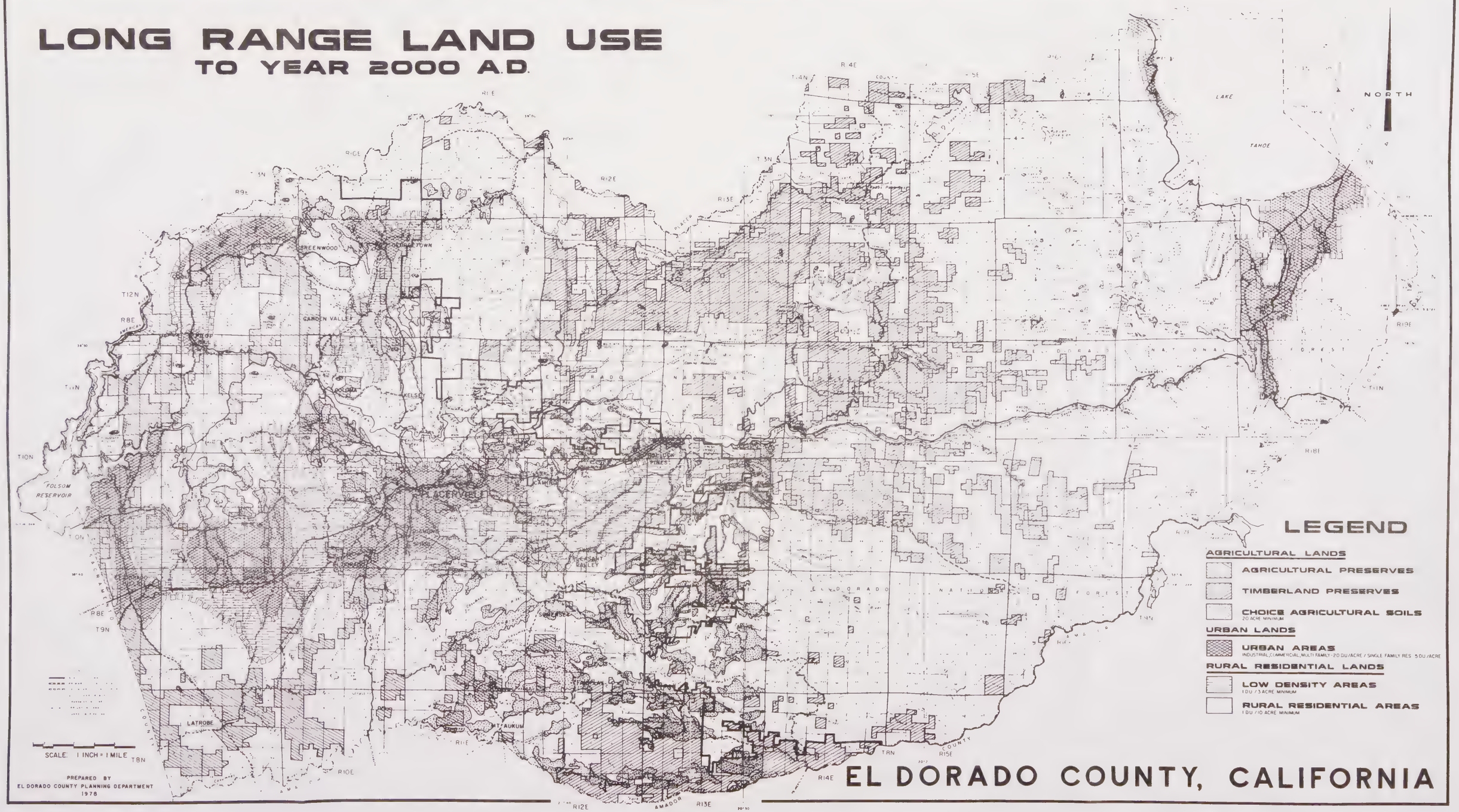
6) Where projects such as parcel maps, subdivisions, general plan amendments and rezonings have been applied for and filed prior to the effective date of the Long Range Land Use Plan, those projects will be evaluated according to the former general plan and zoning designations.

7) The Lake Tahoe Basin is a unique and fragile environment that has been declared to have state and national significance. The County of El Dorado will work with planning agencies and local governments in the Tahoe Basin to carry forth the mitigation measures as specified in Resolution 24-81 of the El Dorado County Board of Supervisors.

   The County of El Dorado shall also consider the development of an update of the County General Plan for the Tahoe Basin in coordination with other planning and government units that have jurisdiction in this area.

LONG RANGE LAND USE
to Year 2000

LONG RANGE LAND USE
TO YEAR 2000 A.D.



EL DORADO COUNTY, CALIFORNIA

Note: This map reduction is illustrative only
Please refer to original map on file at the
Planning office for correct information.
April 29, 1986 jr.


RAN
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Agricultural Lands

AGRICULTURAL LANDS

ORGANIZATION

This Division of the Long Range Land Use Plan and Policies pertains to Agricultural Lands and presents the criteria necessary to identify the two types of Agricultural Lands: (1) Existing Agricultural Lands; and (2) Potential Agricultural Lands.

The first section in the Agricultural Land Use Division identifies what criteria will establish a parcel as being an Existing Agricultural Use.

NOTE: When lands are so identified, the second section, that of Potential Agricultural Lands, need not be used.

The second section will be utilized to identify what factors must be present before a parcel can be considered as having a Potential Agricultural Use. Appendix 2 is a specific "system" designed to support the second section by analyzing five (5) major characteristics of Potential Agricultural Lands on a site-specific basis.

The third section presents the goals and policies for agricultural lands in El Dorado County.

PURPOSE

The policies and information contained in this Agricultural Land Use Division will act to identify and preserve good agricultural lands in El Dorado County.

These policies have three major areas of emphasis. The first is to provide a general description of those physical components required for good agricultural lands. The second is to identify where these agricultural lands are located; and the third is to develop a methodology that will act to preserve Existing Agricultural Uses and protect suitable Potential Agricultural Lands from incompatible land uses by reserving them for future use.

A basic premise that should be emphasized, is that good, privately owned, agriculturally suited lands (including timberlands) in El Dorado County are not abundant, and comprise only an estimated 66,000 acres out of a total of 1,093,000 acres in the County, or approximately 6% of the total County lands. With the acknowledgement that these soils are an extremely valuable and finite resource, the protection of these lands becomes of paramount importance, especially when there are more than

adequate amounts of non-agriculturally suited lands available for residential, commercial and industrial use.

For the purpose of these Agricultural Policies, range lands will not be considered as Agricultural Lands, unless those parcels being utilized for range and grazing purposes are either: (1) currently zoned as Timberland Preserve (TPZ), Planned Agriculture (PA), or currently under contract as Williamson Act Agriculture Preserve (AE); or (2) identified as having one of the specified soil types exhibiting "choice" characteristics as displayed in Section I,Existing Agricultural Lands, or developing a total of 60 points or more by using the criteria established in "The Procedure for Evaluating the Suitability of Land For Agriculture" (see Appendix 2).

The current high growth rate in El Dorado County has created a development "pressure" on many of the best agricultural lands in the County. This is often due to the fact that many of the new residents moving into the County are desirous of living near open space areas such as orchards or vineyards, or the fact good agricultural lands also happen to be eminently suitable for residential development.

The overall purpose of these Agricultural Goals and Policies is to protect good agricultural lands, and conversely, to encourage residential, commercial and industrial land uses to be located on lands not suited for agricultural use and timber production. By adopting the Agricultural Goals and Policies, the Board of Supervisors will establish their commitment to the long term planning and preservation of agriculture in El Dorado County.

The definition and identification of what constitutes "agricultural" lands is arranged in two major sections - the first dealing with "Existing Agricultural Lnads" and the second with "Potential Agricultural Lands".

SECTION I - EXISTING AGRICULTURAL LANDS

The lands that are considered as Existing Agricultural Lands are parcels that are currently zoned as a Timberland Preserve (TPZ), Planned Agriculture (PA), or under contract as a Williamson Act Agricultural Preserve (AE), or are currently involved in Commercial Agricultural production.

The fact that a parcel is zoned in these agricultural zoning categories, makes that parcel an Existing Agricultural Use. Total acreage of lands zoned in TPZ is 135,000; and the total contracted as Williamson Act Agricultural Preserves is 62,000 acres. These committed agricultural lands comprise about 18% of the County.

Lands that are not zoned to the agricultural zone districts as specified above, but are involved in commercial agricultural crop production,

usually in the form of fruit or nut-bearing trees, bushes, vines or crops and timber or tree farms, are to be considered as Existing Agricultural Lands. These lands are to be, by the fact of being in commercial agricultural production, categorized as Existing Agricultural Lands and protected from conflicting land uses as outlined in these goals and policies. The burden of proof to establish commercial agricultural uses shall rest with the property owner. This proof shall be provided to the County before those parcels will be protected as Existing Agricultural Lands.

SECTION II - POTENTIAL AGRICULTURAL LANDS

The lands that are to be considered as Potential Agricultural Lands are parcels that have "choice" soil characteristics and are characterized as having relatively deep, fertile soils with gradual land slopes.

The most important factor in determining the agricultural potential of any land parcel is that of soil type, which includes depth, slope, fertility and texture. The Soil Conservation Service completed a detailed "Soil Survey of the El Dorado Area" in 1974 that specifically identified soil types for most of the western slope of El Dorado County. Within the scope of the Soil Survey in El Dorado County, scientists from the Soil Conservation Service have developed a list of soil types that exhibit "choice" agricultural characteristics, based upon soils and climatic characteristics (as identified in the USDA Land Capability Classification System). In general, these choice soils are fairly deep, fertile and the land slopes are gradual. In utilizing the soil criteria developed by the Soil Conservation Service, the soil types that are considered to be "choice" in El Dorado County are:

AcC; AdD, AfB2; AfC; AfC2; AfD; AgD; ArB; ArC; ArD; AsC; AtD; AuD; BkD; BpC; BpD; CkD; CmB; CmC; CmD; CoC; DfB; DfC; DfD; DmD; HgB; HgC; HgD; HhC; HrC; JrC; JrD; JtC; LaB; MrC; MrD; MsC; PeD; PgB; ReB; ReC; ReD; RfC; RfD; SbB; SbC; SbD; ScC; SfC2; ShD; SkC; SkD; SsC; SsD; SuC; SuD; WaB; SgC; SfD2.

The identification of Potential Agricultural Lands is achieved for the purposes of these Policies by locating the areas where these "choice" soils occur and then deleting areas of the County that have predominant land parcel sizes and zoning of less than 10 acres.

The parcels that then remain, are relatively large (10 acres or larger), underlaid by "choice" agricultural soils. These parcels constitute Potential Agricultural Lands.

SECTION II - POTENTIAL AGRICULTURAL LANDS (continued)

In some areas of the County, due to surrounding incompatible land uses and other detrimental factors that inhibit agricultural uses, parcels may need to be examined on a more site-specific basis. Through many months of study, the Agricultural Council of El Dorado County Chamber of Commerce has further defined the major component factors necessary for good agricultural lands. This study, titled, "Procedure for Evaluating the Suitability of Land for Agriculture", identifies these major considerations in a numerical heirarchy based upon suitabilities of: (1) soils, (2) climate, (3) agricultural water, (4) parcel size, and (5) surrounding land uses (see Appendix 2).

This procedure is intended to be utilized to provide a specific evaluation on a site-by-site basis, where, for example, the Soil Conservation Service Land Capability Classification System has ranked only a portion of a parcel as having agricultural potential. In this instance, the detailed evaluation of the remainder of the parcel would determine if it had potential for agriculture or not. It is further intended, that in the event of a dispute over the identification of agricultural lands, this specific procedure will be utilized to either support or refute the suitability of lands for agricultural use. (See Appendix 2 for the "Procedure for Evaluating the Suitability of Land for Agriculture".)

SECTION III - AGRICULTURAL GOALS AND POLICIES

A) Agricultural Goals

1) The County agricultural lands are an important, basic resource to the residents of El Dorado County and to the State in general. Because of their limited extent, unique soil, elevation and climate characteristics, the agriculturally suited lands in El Dorado County must be protected from land uses that are not consistent with their inherent capabilities.

2) El Dorado County will actively protect existing and potential agricultural lands and encourage the production of crops and timber.

3) El Dorado County will work to locate residential, industrial and commercial land uses in areas not having agricultural potential.

4) El Dorado County will seek to provide agricultural water allocations to ensure adequate, long-term water supplies.

B) Agricultural Policies

1) On any land parcel of 10 acres or larger, and being identified as having an Existing or Potential Agricultural Use, the Planning Commission and Board of Supervisors must consider the agricultural use or potential of that parcel before any

B) Agricultural Policies (continued)

1) (continued)

Special Use Permit, Rezoning, and/or General Plan Amendment is granted. "Must consider", as used in this policy, requires an action and findings by the Planning Commission and Board of Supervisors that if the Special Use Permit, Rezoning and/or General Plan Amendment is granted, the agricultural use or potential use of that parcel and parcels contiguous to it will not be diminished or impaired.

2) When a Community Area Plan is being developed, or an existing Area Plan is being updated, the Planning Commission and Board of Supervisors must consider the inclusion of all lands having existing use or potential use for agriculture into appropriate agricultural zoning categories which are the TPZ, PA, or AE zones. "Must consider", as used in this policy, requires an action and findings by the Planning Commission and Board of Supervisors that when these identified agricultural lands are not to be general planned and/or zoned for agriculture, the reasoning by the Planning Commission and Board of Supervisors must be clearly stated at that time.

3) In areas identified as having existing use or a potential use for agriculture, based upon the parameters outlined in this agricultural land use policy amendment, minor land divisions and major subdivisions proposed in these areas must be reviewed by the Planning Commission and Board of Supervisors. Before granting permission to divide any parcel, the Planning Commission and Board of Supervisors must consider the existing or future agricultural potential of that parcel if: (1) the proposed division will be detrimental to that parcel or to adjacent parcels for long-term agricultural production; and (2) if the parcel division is in the best interest of agriculture in that general area. "Must consider", as used in this policy, requires an action and findings by the Planning Commission and Board of Supervisors that if the proposed division will be detrimental to that parcel or to adjacent parcels for long-term agricultural production or if the parcel division is in the best interest of agriculture in that general area, the reasoning by the Planning Commission and Board of Supervisors must be clearly stated at that time.

4) The County will discourage the extension of sanitary sewers to Existing and Potential Agricultural Lands.

5) El Dorado County will encourage the extension of untreated agricultural water lines to Existing and Potential agricultural lands.

B) Agricultural Policies (continued)

6) In the designated agricultural areas, the extraction of valuable mineral resources is considered to be compatible with most agricultural land uses. At the time an existing Area Plan is updated or a new plan is proposed, the County will investigate and recommend those mineral resource areas that have value and should be protected. Where this finding is made, mineral resource zoning shall be utilized to protect those areas.

7) Timberland (as defined in Section 17.06.050 of the Zoning Ordinance) shall be buffered by planning and zoning the adjacent lands **to a minimum** of 20 acres, unless they are already smaller, if the proposed adjacent use is other than Commercial or Industrial. Where any Timberland parcels are 160 acres or larger, a special hearing shall be conducted by the Agricultural Commission to formulate a recommendation for appropriate planning and zoning at the time any amendment is initiated.

8) Horticultural Uses (as defined in Section 17.06.050 of the Zoning Ordinance) shall be buffered by planning and zoning the adjacent lands **to a minimum** of 10 acres , unless they are already smaller, if the proposed adjacent use is other than Commercial or Industrial.

9) **Livestock and** High Density Livestock Uses (As defined in Section 17.06.050 of the Zoning Ordinance) shall be buffered by planning and zoning adjacent lands to **a minimum** of 10 acres.

10) Minimum parcel sizes as required for lands adjacent to agricultural uses as set forth in Policies 7 through 9 above, shall not apply to Commercial or Industrial uses. Planning and zoning for minimum parcel sizes and buffers for industrial and commercial uses adjacent to such agricultural use shall be reviewed and adopted on a case-by-case basis.

Findings

When an identified Existing or Potential agricultural parcel is proposed for a change in land use, the following findings are intended to be used to evaluate that change:

1) Will the division of the land, rezoning and/or general plan amendment be beneficial to the community or the County as a whole?

2) Will the change to a more intensive land use and/or creation of smaller parcel(s) act to produce additional conflicts between adjacent, residential areas and agricultural activities? *

3) Would approval of the General Plan Amendment, Rezoning or Subdivision create a "leap frogging" effect of development to a productive agricultural area?

B) Agricultural Policies (continued)

4) Would approval of the General Plan Amendment, Rezoning or Subdivision hinder agricultural access to water and public roads, or otherwise hinder the continuation or development of agriculture?

5) Will the change to a more intensive land use act to reduce or destroy the buffering effect of existing large parcel sizes adjacent to agricultural lands?

* Examples of conflicts are: logging trucks -vs- school bussing; dust, odors, agricultural spraying and fertilizers -vs- housing; dogs bothering cattle; motor bikes and cut fences; trespassers and open gates; fires; water distribution - residential -vs- agricultural; use of roads; growth inducing impacts of sewer lines.

Findings for Allowing a Change in Land Use or Subdivision

1) Parcel(s) isolated from other good agricultural land and less than 50 acres.

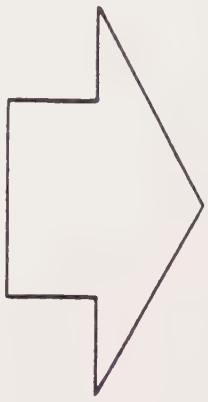
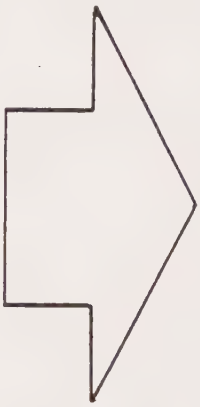
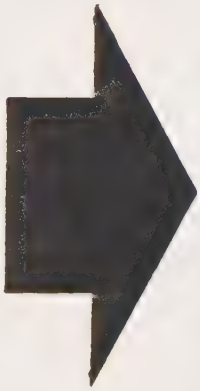
2) Parcel(s) located in an area predominately Low Density Residential (5 acre parcels) and more intensive land uses.

3) Parcel(s) analyzed for agricultural capability using "The Procedure to Evaluate the Suitability of Land for Agriculture", develops a rating of less than 60 points.

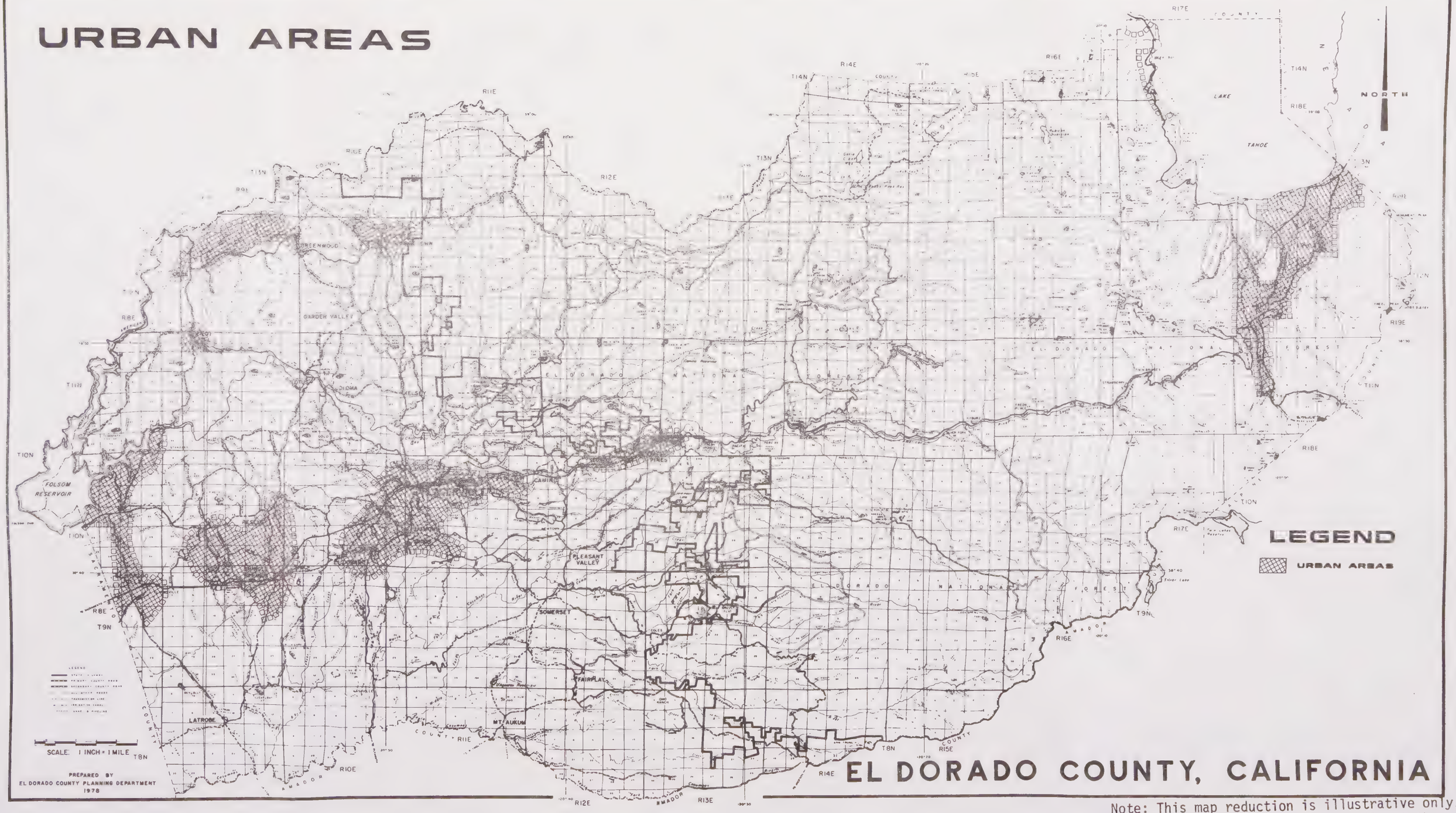
4) The applicant has submitted evidence to the Planning Commission that the parcel(s) has/have failed to adquately produce agricultural products and that it is not practical or feasible to sell the parcel(s) as an agricultural unit.

EXHIBIT 3

Density Indicator

	LONG RANGE PLAN SECTION	AREA PLAN DESIGNATION
	Urban to 20 d.u./acre	Industrial Commercial Multi-Family Res. High Density Res. Medium Density Res. (to 2.9 ac/parcel) Parks & Recreation Public Facility
	Rural Residential to 1 d.u./10 acre (except in low density area, to 1 d.u./3.0 acre)	Medium Density Res. (3.0 to 4.9 ac.) Low Density Res. Rural Res./Agriculture Parks & Recreation Open Space/Cons.
	Agriculture to 20 ac. min.	Exclusive Agriculture Rural Res/Agriculture Open Space/Cons.

URBAN AREAS



EL DORADO COUNTY, CALIFORNIA

Note: This map reduction is illustrative only.
Please refer to original map on file at the
Planning office for correct information.
April 29, 1986 jr


URBAN A

Urban Lands

URBAN LANDS

ORGANIZATION

This Division of the Long Range Land Use Plan and Policies pertains to Urban Lands in El Dorado County and presents information to positively direct that intensive land uses are located in these areas. Further, it is intended that industrial, commercial and multi-family land uses are actively encouraged to be located within these Urban Areas.

The Urban Lands Division is separated into three major sections. The first section provides a definition of Urban Areas, and further, what physical and cultural factors are necessary for lands to be considered and designated for Urban Land Uses.

The second major section details the development standards that are required for Urban Land Uses, such as public water and sewer, adequate access and road circulation. Public services such as schools, and fire protection are also discussed and how they relate to Urban Lands.

The third section containing the Long Range Urban Goals and Policies, is designed to provide a long range supplement to the information contained in each Community Area Plan. With each Area Plan being designed to serve for the short term (5 to 10 years), the Long Range Land Use Plan and Policies will act to guide development for the 5 to 10 year period.

PURPOSE

The intent of this Urban Policy Division is to clearly designate lands in the County that have, or will have, the ability to accommodate intensive land uses including industrial, commercial, multi-family residential, high and medium density residential land uses.

The effect of this particular set of policies will be to positively encourage and provide for the improvement and expansion of public services, especially water, sewer, power, schools, roads and recreational facilities within the designated Urban areas.

In this era of expensive energy and materials, the rational and common sense approach for planning dictates that the County's intensive land uses be consolidated in local areas for efficiency. By concentrating the majority of capital improvements required for intensive land uses in local urban clusters, the most cost-effective provision of community services and public utilities is ensured for the long term.

PURPOSE (continued)

A) Background

Currently, in many communities in California, residents, local government officials and land use professionals alike, are viewing rapid growth in a different light than just a few years ago. The aggressive urban development that occurred in the 1940's, 1950's and 1960's precipitated many of the urban problems that the more populous cities and counties in California must face today. The out-migration of people from California's urban areas to the more rural areas like El Dorado County, is ironically creating - on a smaller scale - many of the same problems that these residents experienced in the State's suburban areas and cities.

With the popularization of the environmental movement in the late 1960's and early 1970's, an awareness of growth and its various ramifications to the physical and cultural systems in a community are now being more clearly comprehended by a broader segment of the population. This resultant shift in basic attitudes about community growth is supported by many case studies that are included in "The Growth Revolt: Aftershock of Proposition 13?" (August 1980); and the analysis by the Governor's Office of Planning and Research, a report entitled, "New Housing: Paying Its Way?" (May 1979). The basic premise that these studies supported is that residential growth, when located in areas that will require lengthy extensions of roads, utilities and public services, usually costs far more for local governments to service than will be generated by tax revenues. This realization by residents and local governments has become one of the primary foundations upon which controlled growth measures in cities and counties across the state have been based. Also, as a result of extensive litigation in the courts, the concept of a community being empowered to determine its rate of growth and, more importantly, the physical structure and density of the community, is fundamental to the planning practices of the 1980's.

Today, in El Dorado County, the very high growth rate is causing concern to residents, school boards, public utility districts and local government officials. The primary concern is how the County and various districts will provide adequate levels of public services to a population that is becoming greatly dispersed over a large land area. As greater numbers of residents move into the remote rural areas of the County, the cost of police, fire, emergency and school services correspondingly rises.

High growth rates are particularly insidious to public utilities and schools which require years of "lead time" for capital improvements that are often inadequate by the time actual construction occurs. Due to the very limited financial resources of most districts, the ability to adequately plan for long term growth is severely curtailed, although the imposition of various types of Impact and User Fees has assisted with some of the short term problems.

PURPOSE (continued)

A) Background (continued)

Based upon census information, it is observed that the majority of the population growth in El Dorado County is caused by an in-migration of persons from the major urban population centers in the state. An additional observation is that many of these persons desire to live in a rural setting, in contrast to their former, more urban residential life style, but they wish to still be the recipient of full community services. As a result of this, parcels of 1 to 5 acres are in high demand. Yet, a simple fact is that although a parcel may be located in a "rural" area, that alone does not make it a "rural" use. This type of residential living, with members of the family commuting to a workplace in town, must ultimately be seen as suburban living. The "rural atmosphere" enjoyed under these conditions is actually a very expensive amenity provided, in part, by the County at the expense of all citizens when it services these low density, dispersed residential parcels.

The County, with a relatively low population and a large amount of physical space, certainly has the ability to accommodate a reasonable growth rate. The question has now become one of location and density. Based upon the experiences and studies of other jurisdictions, the County is extremely fortunate to have the ability to positively direct land use so that most public services can be provided at adequate levels and in a cost-effective manner. Simply stated, by encouraging high density urban "clusters" to occur, the provision of public services becomes correspondingly more efficient. Conversely, El Dorado County is ill-advised to continue to serve dispersed, remote, small acreage residential parcels with urban-type services, as this strains the financial ability of the County as the population increases.

The primary intended purpose of this Long Range Land Use Plan and Policies is then to: (1) Clearly establish a long term land use policy for Urban Land Uses in El Dorado County; (2) To designate areas and locations that are suitable for Urban Land Uses; (3) To coordinate planning with public utility districts to enable sufficient lead time for capital improvements to occur within the Urban Areas; and (4) To actively promote industrial, commercial, multi-family and high density residential land uses to occur within the identified Urban Areas.

SECTION I - URBAN LANDS

The following are definitions of the various land use types, physical land form characteristics and public service requirements for the Urban Area.

A) Urban Land Use Designations

1) Industrial - includes heavy to light manufacturing, fabrication and warehousing activities.

SECTION I - URBAN LANDS (continued)

A) Urban Land Use Designations (continued)

2) Commercial - includes some very light manufacturing and assembly activities, all retail and wholesale sales, professional offices.

3) Multi-family - applies to residential land uses allowing more than 5 units to 20 units per acre, including mobilehome parks.

4) High Density Residential - consists of areas having single family dwellings with densities ranging from 5 units per acre to 1 unit per .9 acre.

5) Medium Density Residential - applies to single family residential areas with densities ranging from 1 unit per acre to 1 unit per 3 acres.

B) General Physical and Cultural Criteria for the Designated Urban Area

1) Physical

a) Soils and Geology: Areas that exhibit evidence of faulting, slipping, land sliding or severe erosion characteristics should not be considered for intensive Urban Land Uses.

b) Topography: In general, lands having a slope in excess of 30% should not be utilized for intensive Urban Land Uses.

c) Hydrology: Lands located in identified flood plain areas, marshes, areas of high ground water or wetlands, should not be utilized for any Urban Land Uses.

2) Public Services

a) Public Water: Should be readily available throughout the Urban Area.

b) Public Sewer: Should be available except for medium density residential (3 acre and larger) parcels.

c) Fire Protection: The Urban Area shall be located in an established fire protection district(s).

d) Electrical and Telephone: Should be available throughout the Urban Area.

e) Access and Road Circulation: The Urban Area shall be served by State and County maintained roads.

SECTION II - URBAN AREA DEVELOPMENT STANDARDS

The purpose of this section is to define the specific improvement standards that are required within the designated Urban Areas. The express intent is to actively promote the provision of high levels of public water, sewer, telephone, power, police, fire, emergency, educational and recreational services in the Urban Area.

A) Public Water

All intensive Urban Land Uses, and all proposed development projects and subdivisions occurring within the designated Urban Area must be served by a public water source. The water must be supplied in a line size of sufficient capacity so that a safe fire flow is assured, as determined by the local fire protection district(s), or the water line must be sized as determined by the applicable County ordinance and design standard, or by policy of the local utility district that provides water service. If the water line as specified is not currently available, the submission of approval by the local utility district of engineering working drawings and evidence of approved financing for construction of the water line extension, is to be considered as having water available and supplied to the land use proposal.

B) Public Sewer

For all intensive Urban Land Uses and all proposed development projects and subdivisions in the designated Urban Area, public sewer must be provided to those land uses where there is a possibility of connection, and the land use proposal is located in a wastewater service area. This requirement shall be governed by the applicable County ordinance and design standards or by policy of the local public utility district. Submission of the approval of extension by the local utility district, engineering working drawings and evidence of approved financing for construction is to be considered as having sewer service supplied to the land use proposal. This provision will apply to all projects located within the Urban Area except residential land uses of 3 acres in size and larger in the Urban Area where percolation tests support the feasibility of using septic systems for long-term use, as determined by the Environmental Health Department.

C) Fire Protection

Prior to the approval of any new land use proposal or development project in the Urban Area, the project site must be located in, or annexed into, an established structural fire protection district.

D) Telephone and Electrical Utilities

Telephone and power service must be available to all new proposed Urban Land Uses and development projects.

E) Roads and Access

For all Urban Land Uses, including any proposed development projects and subdivisions that are located within the Urban Area and are not currently served by State or County maintained roads, roads must be constructed to serve the proposed project that conform to the appropriate design standard as specified by County Ordinance. This standard will also apply continuously from the project location to the nearest County or State maintained road for access roads and drives. All roads (except private roads) constructed in the Urban Areas must be irrevocably offered to the County for maintenance.

SECTION III - URBAN LAND USE GOALS AND POLICIES

A) Goals

1) The residents of El Dorado County wish to provide for reasonable and orderly growth to occur in an environmentally sound and service-efficient manner and which promotes affordable housing.

2) Intensive land uses should be located in areas that are adjacent to existing public utilities to minimize the costly "leap frogging" of utility extensions and public services.

3) The County shall actively promote and encourage the expansion and improvement of public services within the Urban Area.

4) Large acreage parcels within the Urban Area should be reserved for urban-type development projects.

5) The County will actively encourage Urban Land Uses to be located adjacent to land uses of a similar or more intensive nature.

B) Policies

1) Within the identified Urban Areas, El Dorado County shall actively promote the expansion and improvement of public services, especially water, sewer, schools, fire protection, roadways, educational and recreational facilities.

2) The Planning Commission and Board of Supervisors should favorably consider changes to higher density and more intensive land use for Area Plan amendments within the designated Urban Area where the following conditions are found:

a) The amendment proposed is contiguous to a land use of a similar or more intensive nature as displayed in the Area Plan or the Planning Staff recommends and the Planning Commission and Board of Supervisors find that the proposed land use is appropriate at that location and it meets the Area Plan policies.

B) Policies (continued)

2) (continued)

b) The land use proposed does not require the lengthy extension of public utilities and roads; and

c) The proposed land use will conform to the standards as outlined in Section II, Urban Area Development Standards; and

d) The proposed amendment is consistent with the other Long Range Agricultural, Urban and Rural Residential Policies.

3) In the designated Urban Areas, parcels of 20 acres in size and larger that are proposed to be subdivided will be evaluated by the Planning Staff to determine if there is an opportunity for an increase in density above that proposed. Where an increase in density is recommended, the Planning Commission will be so advised, otherwise the subdivision may be approved at the density proposed.

4) Commercial development should not be allowed at every freeway intersection along the Highway 50 Corridor. The designation of commercial land uses in the corridor at freeway intersections must be displayed in the local Community Area Plan and be carefully analyzed for visual impact, need, availability of public utilities and the land capability.

5) Recreation dedications will be required for subdivisions and development projects in the Urban Area as outlined in the Recreation Element and the Housing Element of the General Plan.

6) El Dorado County shall actively support and promote funding for educational services from both conventional and alternative sources. The current system of requiring impact and mitigation fees should be considered as temporary only, until the districts are no longer impacted or a permanent funding solution is provided.

7) The mineral resources of El Dorado County are an important commodity. Where an existing Area Plan is updated or a new Plan is proposed, the County will investigate and recommend that those valuable mineral resource areas be zoned to the Mineral Resource (MR) Zone in the Urban Area. This zone will be used for parcels that are 10 acres in size and larger and for patented and historic mines that are considered to have minerals of economic value.

8) When a Community Area Plan is being developed or an existing Area Plan is being updated, the Planning Commission and Board of Supervisors must consider the inclusion of all lands having existing Urban Use or a potential for Urban Use into appropriate General Plan and zoning categories. "Must consider", as used in

B) Policies (continued)

8) (continued)

this policy, requires an action and findings by the Planning Commission and Board of Supervisors that when these identified Urban Lands are not to be general planned and/or zoned for an Urban Land Use, the reasoning by the Planning Commission and Board of Supervisors must be clearly stated at that time.

The following findings are to be used to evaluate the proposed change to an Urban Land Use:

a) Will the change to a more intensive land use encourage the development of affordable housing as outlined in the Housing Element of the County General Plan?

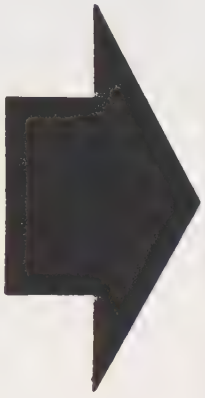
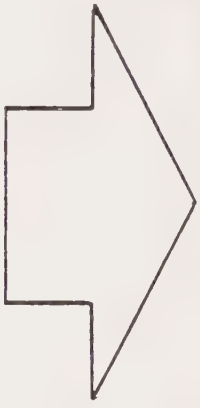
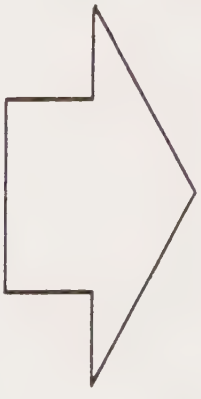
b) Will the change to a more intensive land use act to promote the expansion and improvement of public utilities, especially sewer and water?

c) Will the change to a more intensive land use act to promote the expansion and improvement of public services, especially schools, fire protection, roadways and recreational facilities?

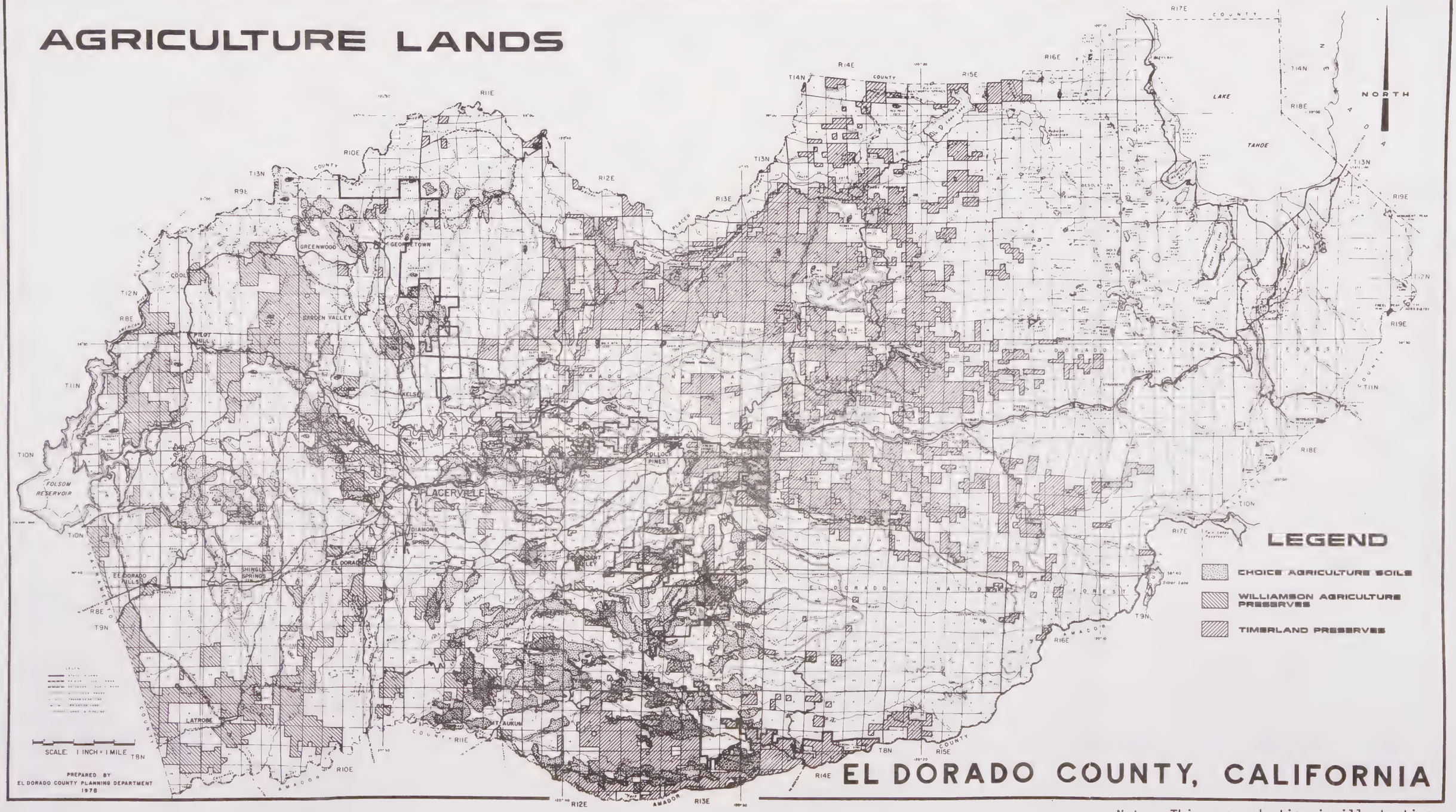
9) The Long Range Land Use Plan shall encourage industrial land uses within the designated Urban Area. If an industrial use is found to be appropriate in a Plan Area, it shall be clearly identified in that Plan.

EXHIBIT 5

Density Indicator

	LONG RANGE PLAN SECTION	AREA PLAN DESIGNATION
	Urban to 20 d.u./acre	Industrial Commercial Multi-Family Res. High Density Res. Medium Density Res. (to 2.9 ac/parcel) Parks & Recreation Public Facility
	Rural Residential to 1 d.u./10 acre (except in low density area, to 1 d.u./3.0 acre)	Medium Density Res. (3.0 to 4.9 ac.) Low Density Res. Rural Res./Agriculture Parks & Recreation Open Space/Cons.
	Agriculture to 20 ac. min.	Exclusive Agriculture Rural Res/Agriculture Open Space/Cons.

AGRICULTURE LANDS



Note: This map reduction is illustrative only. Please refer to original map on file at the Planning Office for correct information information. April 29, 1986 jr

AGRICULTUR



Rural Residential Lands

RURAL RESIDENTIAL LANDS

ORGANIZATION

This division of the Long Range Land Use Plan and Policies describes the physical land form characteristics and public service criteria that will identify those areas of the County that are classified as Rural Residential.

This constitutes the third of the three major divisions of the Long Range Land Use Plan and Policies, and is organized into three sections.

Section I describes the physical and cultural conditions that are usually found in Rural Residential Areas.

Section II discusses wildlife habitat considerations in the Rural Residential Areas.

Section III presents the Rural Residential Goals and Policies.

PURPOSE

The intent of this Rural Residential Land Use Section is to clearly designate areas in the County that should remain Rural and which are not intended to be provided with urban-type public services over the long term.

The Rural Residential Lands are the residual areas in the County that have not been previously designated for long term Agricultural or Urban Use.

The El Dorado County Board of Supervisors will be, upon the adoption of these Long Range Policies, expressing their intent to direct the land use pattern in the County to conserve the land's natural capabilities and to concentrate intensive land uses in well defined acreas so that public services may be provided in the most efficient manner.

The overall result of the Long Range Land Use Plan and Policies will be for the intensive Urban Land Uses to be located in designated Urban Areas. Agricultural lands will be clearly identified and protected from incompatible land uses. The remainder of the lands in El Dorado County will then be allocated for Rural Residential-type Land Uses.

SECTION I - THE PHYSICAL AND CULTURAL COMPONENTS OF THE RURAL RESIDENTIAL AREA

A) Rural Residential Lands

The Rural Residential Areas in El Dorado County can be characterized as having very few public services available, with roads, police and fire protection usually being provided at minimal levels. Public water, however, may be available in some isolated areas.

The topography in the Rural Residential Areas is highly variable and can range from very flat valley lands to extremely steep canyon areas. With the exception of the various river drainages, land slopes usually are relatively moderate in most Rural Residential Areas, and can range from about 10% to over 50%.

This section of the Long Range Land Use Plan is directed primarily to the Rural Residential Areas in El Dorado County with usual densities of 1 dwelling per 10 acres and larger.

The other factors that characterize the Rural Residential Areas are a general lack of utilities such as public water and sewers, and in the more remote areas even telephone and power service may not be available. Most of the Rural Residential Area is served by some surfaced and many unsurfaced roads, and a significant portion of the Rural Residential Area has access provided only by private roads.

B) Low Density Residential Lands

The Low Density Residential Lands are transition areas which are usually found adjacent to the more Urban Areas in the County. Public services that may be available include public water, fire protection, improved roads, and rarely, public sewers. Because these transition areas are not fully Urban, but also are not actually Rural Residential (as defined in this section), these areas have been identified on the Long Range Land Use Map and are termed, for the purposes of this Long Range Land Use Plan, as Low Density Residential.

These identified Low Density Residential Lands are included in the Rural Residential Section of the Long Range Land Use Plan due to the fact that these lands should be maintained in relatively low densities to provide an orderly transition of land use intensity from the County's Urban Areas to the Rural Residential Lands, and to concentrate the limited amounts of public services that are available in the Urban Areas.

The Low Density Residential Areas have a land use density that ranges from 3 acre parcels up to about 10 acre parcels, and some public services and utilities (usually public water) may be available. The topography in these areas is usually under 20% slopes, although slopes exceeding this rate are fairly common.

SECTION II - WILDLIFE HABITAT CONSIDERATIONS

El Dorado County offers a diversity of vegetation types and habitats for an estimated 352 different species of birds, mammals, reptiles and fish. The protection and management of these wildlife resources is the responsibility of the County of El Dorado, the California State Dept. of Fish and Game and the United States Forest Service. Continued development in some portions of the Rural Residential Area may cause these wildlife habitat areas to be destroyed with an accompanying loss of animal life.

There are a number of wildlife species that are considered to be especially vulnerable to man's activities and are in need of a protective planning regime to maintain adequate habitats. There are many reasons why these habitats need to be protected and maintained. One important reason is that both the State of California and the Federal Government annually expend a considerable amount of public funds to maintain and protect these habitats. The most important directive for the maintenance of these habitats is, however, found in the California State Planning Law. In Section 65560 of the Government Code, an Open Space Plan is required for each local jurisdiction as a part of its General Plan. The first of the four major categories of information that is required in each Open Space Element and Plan is:

> "Open Space for the preservation of natural resources, including, but not limited to, areas required for the preservation of plant and animal life, including habitats for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands." (Emphasis added.)

Finally, the protection and maintenance of the important, existing wildlife habitats just makes good sense for the following reasons:

Most of these habitats are located in the Rural Residential Areas of El Dorado County. To permit these areas to develop into relatively small parcels not only destroys their wildlife values, but simultaneously the fiscal costs to the County are increased to provide education, roads, emergency services and utilities to these remote areas. By maintaining these habitats through large acreage zoning, not only are the wildlife values of these areas preserved and the relative fiscal costs of public services reduced, but the greatest range of options for future wildlife and land use decisions are preserved.

There are many wildlife species which are an important part of the environment in the County, however, due to most of these species having a wide migratory range that is without regard to property lines and ownership patterns, the deer in El Dorado County have been selected as and emphasis species for the maintenance of good habitats through the Long Range Land Use Plan and Policies.

From information developed by the Department of Fish and Game and the Forest Service, El Dorado County basically has two migratory deer herds. By definition, these migratory deer spend the winter months between 2800 ft. and 4000 ft. elevation. This will vary due to snow levels and severity of the winter. Within this zone, are areas which, due to exposure, feed and cover are considered as critical or key deer winter range. These areas support most of the deer and in a severe year, may contain the majority of the herd. In most cases, these lands are below the National Forest boundary. The Forest Service has an interest in the use and management of these lands because the same deer spend the spring, summer and fall at higher elevations on public and inter-mingled private lands. Sizable investments are made on public lands each year to provide for better habitat conditions for the deer and other species. Wildlife for both observing and harvesting, are an important part of the recreation experience of these lands and in this County.

Within the zone of 2800 to 4000 ft., are where most of the conflicts between the habitat needs for deer and land use occur. The presence of human residences with fences which block migration, and dogs which inhibit migration and stress the deer, all contribute to declining deer populations. Some areas which were historically key deer winter range, are already of limited value due to the existing level of development and parcel sizes. These areas include Gold Ridge Forest to Sierra Springs, Pollock Pines and Swansboro. Other areas which still have good populations of wintering deer, but are already committed to some development, are Weber Creek and Snows Ridge.

One of the best tools available to the County for the preservation and maintenance of these good habitat areas is through the General Plan and Zoning Laws. By maintaining relatively large acreage zoning in these key winter range areas, the County will assist in the preservation of these habitats. From discussions held with the Department of Fish and Game and the Forest Service, the implementation of 40 acre minimum zoning in the winter range areas, and of 80 acre minimum zoning in the key winter areas, should adequately maintain these habitats.

One other important aspect of these habitat areas is that of migration corridors between the winter and summer range areas. The major migration corridors are displayed on the accompanying map and usually follow ridge lines between these range areas. These migration corridors are critical to the movement of the deer herds and also serve as temporary holding areas between the major range areas. A relatively small area of high density land use in a critical migration corridor can make the adjoining range areas above and below this site unusable.

One of the principal objectives of this section of the Long Range Land Use Plan is to adequately plan for and maintain these important range areas. As has been demonstrated in many different areas, man's development activity can profoundly influence the level and quality of these wildlife habitats. By implementation of sound land use management techniques, these important habitat and range areas can be maintained and protected.

SECTION III - RURAL RESIDENTIAL GOALS AND POLICIES

A) Goals

1) The Rural Residential Areas in El Dorado County are intended to remain rural for the long term and are not to be provided with most public services and utilities typically found in the more urbanized areas of the County.

2) In general, due to physical and economic limitations, public water and sewer lines should not be extended into the Rural Residential Areas of El Dorado County. An exception to this is in some locations having Low Density Residential characteristics where public water may exist and be provided without the lengthy extension of existing lines.

3) Parcel sizes in the Rural Residential Areas are to be discouraged of less than 10 acres in size, except in the designated Low Density Residential Areas, where parcel sizes to 3 acre minimums and larger may be appropriate. Land use designations in an adopted Community Plan may be less than these minimums.

4) Key wildlife habitats in the Rural Residential Areas provide an important function for the maintenance of the County's animal resources. These areas shall be protected from conflicting land uses and small parcel sizes so that adequate land areas are provided for the preservation of these habitats.

5) Zoning in the Rural Residential Areas of the County will be consistent with the land capability, public services, roads and utilities.

B) Development Policies

1) The land use and densities, as displayed in the adopted Community Area Plans and zoning, shall be dominant to the Long Range Land Use Plan in the Rural Residential Areas of El Dorado County. In locations where a Community Area Plan has not been adopted, the density as specified in the Rural Residential Section of the Long Range Land Use Plan shall prevail.

2) In the Rural Residential Areas where a Community Area Plan has not been adopted, the minimum parcel sizes shall be 10 acres, except where the land slope gradient is greater than 30%, in which case, the minimum parcel size shall be 20 acres. The density as displayed in the adopted Community Area Plans, may be higher than these minimums.

3) The extension of public sewer to Rural Residential Areas is to be strongly discouraged.

B) Development Policies (continued)

4) The extension of public water lines to the Rural Residential Areas is to be strongly discouraged, except where piped water can be efficiently provided to the Low Density Residential areas without the lengthy extension of water pipelines.

5) Neighborhood commercial, as displayed in the Community Area Plans may be designated within the Rural Residential Areas.

6) Industrial land uses may be appropriate in the Rural Residential Areas only if designated in the local Community Area Plans.

7) All land subdivisions occurring in the Rural Residential and Low Density Residential areas shall have adequate road circulation and access and the roads shall be improved to the minimum standards as outlined in the El Dorado County Land Division Manual or any amendments thereto.

8) The El Dorado County Planning Commission and Board of Supervisors may favorably consider a higher density and more intensive land use in the Rural Residential and Low Density Residential areas through amending a Community Area Plan where the following conditions are found:

a) The Area Plan has not been revised or amended within the past two years, except where amendments are initiated by the Planning Commission or Board of Supervisors; and

b) The proposed amendment is contiguous to the same or higher density as displayed in the adopted Area Plan; and

c) The proposal is consistent with the land capability system; and roads, fire protection, schools and public utilities have sufficient capacity and the ability to support the proposed development; and

d) Where more than one amendment to a particular Area Plan is proposed that is located in the Rural Residential Area of the Long Range Land Use Plan, the Planning Commission and Board of Supervisors shall cumulatively consider these amendments.

9) In the designated Rural Residential Areas, the extraction of mineral resources shall be considered as compatible with most Rural Residential Uses. Where an application is made, the Planning Commission and Board of Supervisors shall favorably consider the utilization of these lands for mineral extraction purposes. The following General Plan and Zoning categories shall be recommended as being most appropriate for these uses:

B) Development Policies (continued)

9) (continued)

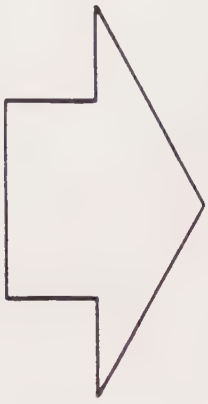
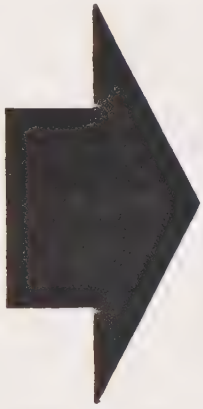
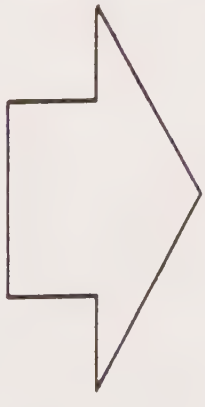
a) General Plan Designation: Open Space/Conservation

b) Zoning: Mineral Resources

10) The key deer winter habitat areas and migration corridors, as identified on the Rural Residential Lands Map, shall be protected from incompatible and disruptive land uses. Where Area Plan amendments and rezonings are proposed that would be a more intensive land use in the identified key habitat areas and migration corridors, the California Department of Fish and Game and the U.S. Forest Service will be contacted for a recommendation by the County. This recommendation shall be considered by the Planning Commission and Board of Supervisors.

EXHIBIT 7

Density Indicator

	LONG RANGE PLAN SECTION	AREA PLAN DESIGNATION
	Urban to 20 d.u./acre	Industrial Commercial Multi-Family Res. High Density Res. Medium Density Res. (to 2.9 ac/parcel) Parks & Recreation Public Facility
	Rural Residential to 1 d.u./10 acre (except in low density area, to 1 d.u./3.0 acre)	Medium Density Res. (3.0 to 4.9 ac.) Low Density Res. Rural Res./Agriculture Parks & Recreation Open Space/Cons.
	Agriculture to 20 ac. min.	Exclusive Agriculture Rural Res/Agriculture Open Space/Cons.

Appendix

APPENDIX 1

POPULATION PROJECTIONS

APPENDIX 1

POPULATION PROJECTIONS

In April 1981, the State Department of Finance, Population Research Unit, released updated preliminary population figures for El Dorado County that are based upon the final count of the 1980 Census.

The revised population estimates (E-150) for El Dorado County reflect a higher than expected in-migration and birth rate.

BASELINE E-150

TOTAL EL DORADO COUNTY POPULATION

July 1, 1980	July 1, 1985	July 1, 1990	July 1, 2000
87,700	121,700	151,800	203,000

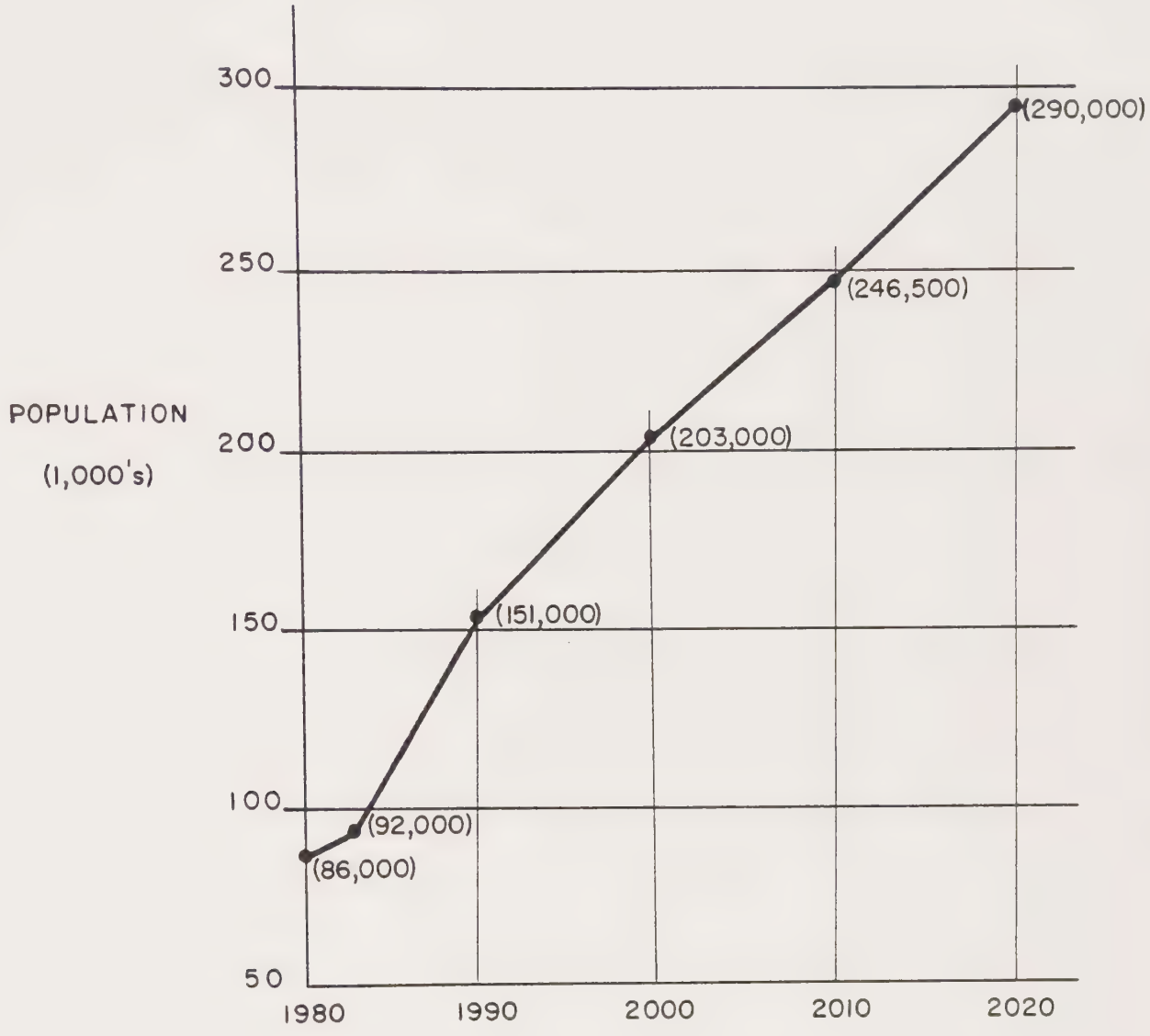
ANNUAL INCREASE IN POPULATION

Years	Annual Increase/ Persons
1980-1985	6,800
1985-1990	6,020

As can be easily be observed, these revised population figures are significantly higher than those displayed in the S.O.F.A.R. Exhibit W, based upon the 1975 Special Census. One comment on these new figures is that El Dorado County experienced a tremendous population growth increase from 1976 to 1979. When compared to past years and then projected forward, this significant growth period can "skew" subsequent population projections. This may be one of the reasons for the large projected population increases, based upon this new data.

EXHIBIT 1-1

EL DORADO COUNTY
40 YEAR POPULATION PROJECTION



1980 - 2000	—	136% INCREASE
2000 - 2020	—	43% INCREASE
1980 - 1990	—	6,000 ADDITIONAL PER YEAR
1990 - 2000	—	5,000 ADDITIONAL PER YEAR
2000 - 2020	—	4,350 ADDITIONAL PER YEAR

APPENDIX 2

THE PROCEDURE FOR EVALUATING THE SUITABILITY OF LAND FOR AGRICULTURE

APPENDIX 2

THE PROCEDURE FOR EVALUATING THE SUITABILITY OF LAND FOR AGRICULTURE

The following methodology has been developed as a rational procedure to evaluate lands for agricultural potential and to offer protective policies that will act to preserve these lands for agricultural use. This system is the result of extensive meetings between the El Dorado County Agricultural Council, the Soil Conservation Service and the County Planning Department staff. This procedure is not intended to apply to lands being identified as Existing Agricultural Lands as outlined in Section I, but it is intended to be utilized primarily for the identification of Potential Agricultural Lands on a specific basis. However, this system may be used to analyze any parcel of land in El Dorado County for its potential for agricultural use.

The agricultural potential of parcels will be rated on a scale of 0 to 100 points based upon an evaluation of each of these five categories:

1) Soils;

2) Climate;

3) Water;

4) Land Use;

5) Parcel Size

Contiguous parcels under a common ownership shall be considered as a single unit. When the parcel or unit is variable in characteristics such as soil type or depth, slopes, climate, etc., it may be evaluated in segments, provided that each segment is 20 acres or larger.

The following criteria will automatically exclude any parcel or land segment from being considered as Potential Agricultural Land:

1) Soil depth less than 18 inches;

2) Elevation greater than 4000 feet (except for timberlands), or less than 900 feet;

3) Slopes in excess of 20% (except timberlands).

In arriving at the points to be awarded for each category, analyze each parcel or segment according to the array of information which is most applicable in the category. The cumulative total of points in all

AGRICULTURAL LANDS SUITABILITY (continued)

categories will determine the agricultural potential of a parcel or segment based upon the major factors considered in this methodology.

Categories I, II and III are the "core" of the most important prerequisites for agricultural lands, while Categories IV and V are modifiers based upon parcel size and surrounding land use.

The cumulative total of points in all categories determines the overall suitability of a parcel for agricultural use. By examining each category, then a cumulative point total of 60 points or greater will signify that a parcel has good agricultural capability, and is to be protected as Potential Agricultural Land.

CATEGORY I - SOIL CHARACTERISTICS (40 points possible)

Points	Criteria
40	Assigned to all Class II and III soils located in a site.
30	Assigned to those Class IV and VI soils with a minimum depth of 40 inches.
20	Assigned to Class IV and VI soils between 40 inches and 30 inches in depth.
10	Assigned to those Class IV and VI soils between 30 inches and 24 inches in depth.
0	Assigned to those Class IV and VI soils between 24 inches and 18 inches in depth.

CATEGORY II - CLIMATE (25 points possible - combined Sections A & B)

A) Elevation

Assign 25 points if elevations at parcel or segment are between 1500 and 3000 feet, otherwise assign points as listed on the following page.

NOTE: For timber and Christmas tree farms, assign the total of 25 points for this category.

AGRICULTURAL LANDS SUITABILITY (continued)

CATEGORY II - CLIMATE (continued)

Points	Elevation	Points	Elevation
10	4000'	24	3100'
11	3900'	25	1500-3000'
12	3800'	24	1400'
13	3700'	21	1300'
14	3600'	17	1200'
16	3500'	14	1100'
18	3400'	12	1000'
20	3300'	10	900'

B) Site Frost Protection

To determine the points to be assigned to an area in the Climate Category, take the points assigned in Section A - Elevation; and multiply by the percentage of the site that is considered to be frost-free. For example: A parcel at 2500' is assigned 25 points. If the parcel is considered to be 75% frost-free, then (.75x25 = 19.0) 19 points total are awarded to that parcel in Category II.

NOTE: Overhead irrigation can protect a parcel from frost up to approximately 3500'.

If the parcel being examined has water supplied by a public source or has sufficient on-site capability for a storage reservoir as determined by the Soil Conservation Service, assign all of the points available for that elevation.

NOTE: For lands that are to be utilized for timber or Christmas tree farms, assign 25 points for Category II.

CATEGORY III - AGRICULTURAL WATER (15 points total)

Adequate agricultural water is necessary for the majority of crops in El Dorado County, with most of the existing agricultural areas in the County being served by the EID or GDPUD systems. Some crops in the County, however, can be dry-farmed successfully; established walnut orchards and vineyards are notable examples.

AGRICULTURAL LANDS SUITABILITY (continued)

CATEGORY III - AGRICULTURAL WATER (continued)

The intent of this category is to assign points to a parcel or segment based upon the criteria of water availability. Lands with agricultural potential and having piped water available allow for a greater range of choices by the landowner for the type of crop he may wish to grow. Conversely, these same lands having agricultural potential are imminently suitable for residential use. Due to the very limited extent of agriculturally-suited lands in El Dorado County, it is in the best interest of the residents in this County to utilize existing services where possible to serve these lands, but also to recognize that protection of good agricultural lands not currently served with public water is equally important.

The effect of this category will be to "weight" points to lands currently served by public water, where active protection by the County is most often required to reserve the good agricultural lands from being "wasted" for residential purposes.

Points	Criteria
15	Parcel or segment has existing water supplied by a public entity or existing on-site water systems.
10	(a) Parcel or segment is within the EID or GDPUD District; is not currently supplied by these entities but is adjacent to and has a reasonable and realistic potential to be served, or
	(b) Parcel or segment has a reasonable and realistic potential to develop an adequate on-site agricultural water system, most commonly in the form of deep wells or reservoirs.
5	Parcel or segment is not within the EID or GDPUD Districts and is not currently served by a public agency, but is within the LAFCO "Sphere of Influence" and has a reasonable potential to annex.
0	Parcel or segment is not within the EID or GDPUD Districts, is not within the LAFCO "Sphere of Influence", and does not have a reasonable potential to annex.

NOTE: For lands that are to be utilized for timber or Christmas tree farms, assign 15 points for Category III.

AGRICULTURAL LANDS SUITABILITY (continued)

CATEGORY IV - PARCEL SIZE (10 points possible)

Assign points according to size of parcel being evaluated.

Points	Parcel Size
10	30 to 100 + acres
7	20 to 29 acres
5	10 to 19 acres
1	5 to 9 acres

CATEGORY V - SURROUNDING LAND USE (10 points possible)

Points	Surrounding Land Use
10	Parcel is located within an established and recognized agricultural area.
7	Parcel is located in an area having good crop potential but not yet intensively planted. Urbanization on adjacent parcels is slight to moderate.
5	Parcel is located in an area of good crop potential, but about half of the surrounding parcels are utilized for residential purposes.
2	Parcel is located in an area devoted predominantly to Rural Residential and/or Urban land uses.

NOTE: A cumulative score of 60 points or more in all 5 categories signifies that a parcel or segment has a good agricultural capability.

APPENDIX 3

THE INTERRELATIONSHIP OF THE LONG RANGE PLAN

AND THE COMMUNITY AREA PLANS

APPENDIX 3

THE INTERRELATIONSHIP OF THE LONG RANGE PLAN AND THE COMMUNITY AREA PLANS

With the adoption of the Long Range Land Use Plan and Policies, the General Plan of El Dorado County will be amended to include the Long Range Land Use Plan as a part of the Land Use Element.

The Long Range Land Use Plan is intended to provide a general guide for development and land use in El Dorado County. The Long Range Land Use Plan will interface with the Community Area Plans by providing additional information to assist in the determination of whether or not a proposed amendment to an Area Plan is desirable. The Long Range Land Use Plan will not determine the actual, specific land use in any particular area, but will provide guidance for the general type of land use based upon the three major land use categories in the Long Range Land Use Plan:

1) Agriculture;

2) Urban; and

3) Rural Residential

The procedure for evaluating any proposed amendments to the Area Plans will be as follows:

Where an application is received to amend an Area Plan to a more intensive use, and the Long Range Land Use Plan designates the area where the amendment is proposed for a less intensive use than that proposed, the amendment should be denied.

Example 1:

a) Existing Area Plan Land Use Designation - Low Density Residential (5 acre minimum)

b) Long Range Land Use Plan Designation - Rural Residential

c) Proposed Amendment to Area Plan - To Medium Density Residential (1 acre minimum)

Based on the foregoing information, the application would be denied, due to the proposed amendment requesting a more intensive land use than is permitted under the Long Range Land Use Plan.

APPENDIX 3 (continued)

LONG RANGE PLAN/AREA PLAN INTERRELATIONSHIPS (continued)

Where an application is received that proposes to amend a Community Area Plan to a more intensive land use and the Long Range Land Use Plan designates that particular area for an equal or more intensive type of land use, then the amendment would be favorably considered, providing the amendment also is acceptable when reviewed with that particular Area Plan's Goals and Development Policies.

Example 2:

a) Existing Area Plan Designation - High Density Residential (5 d.u./acre)

b) Long Range Land Use Plan Designation - Urban

c) Proposed Amendment to the Area Plan - To Multi-Family Residential (20 d.u./acre)

Based on the foregoing information, the proposed amendment would be approved, providing that the Area Plan's Development Policies also would permit the amendment.

Where an application is made to amend a Community Area Plan to a more intensive residential land use in an area that is designated in the Long Range Land Use Plan for Agriculture, the amendment would be denied. If that particular parcel was evaluated and has a good potential for agricultural use, or the parcel is currently in some form of commercial agricultural production, as defined in the Agricultural Section of the Long Range Land Use Plan, that land parcel would be protected according to the Long Range Agricultural Policies.

Example 3:

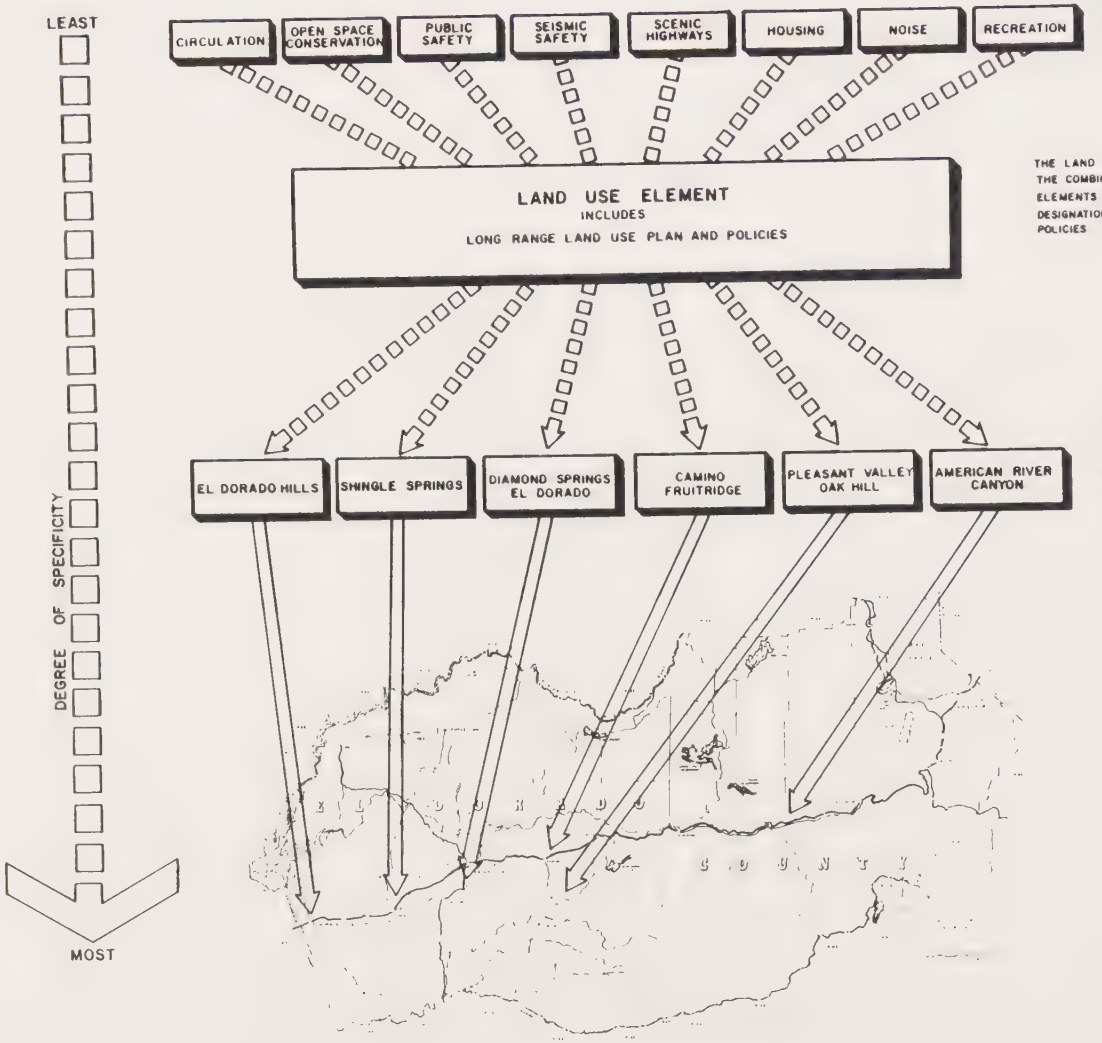
a) Existing Area Plan Designation - Rural Estates Agriculture (10 acre minimum)

b) Long Range Land Use Plan Designation - Agriculture (parcel is located in an area having choice agricultural soils)

c) Proposed amendment to the Area Plan - To Low Density Residential (5 acre minimum)

Based upon the information as presented above, the Area Plan amendment would be denied, due to the parcel being located in an area having choice agricultural soils.

ORGANIZATION
OF THE
EL DORADO COUNTY GENERAL PLAN



THE GENERAL PLAN CONSISTS OF NINE STATE-MANDATED ELEMENTS AND ONE OPTIONAL ELEMENT (RECREATION). SOME OF THE RELATED ELEMENTS, LIKE OPEN SPACE AND CONSERVATION, ARE COMBINED.

THE LAND USE ELEMENT ACTS TO FOCUS THE COMBINED INFORMATION OF ALL OF THE ELEMENTS BY DISPLAYING VARIOUS LAND USE DESIGNATIONS AND APPROPRIATE DEVELOPMENT POLICIES

THE COMMUNITY AREA PLANS REPRESENT A MORE DETAILED VIEW OF THE LAND USE ELEMENT FOR A PARTICULAR AREA. THE AREA PLANS MAY ALSO REFERENCE THE OTHER ELEMENTS OF THE GENERAL PLAN, AND PROVIDE ADDITIONAL, MORE SPECIFIC INFORMATION FOR THAT COMMUNITY WHICH IS INTENDED TO SUPPLEMENT THE DATA CONTAINED IN THE ELEMENTS

EXHIBIT 3-1

APPENDIX 4

THE LONG RANGE LAND USE PLAN

TOTAL ACRES BY OWNERSHIP

AND

LAND USE DESIGNATION

APPENDIX 4

LONG RANGE LAND USE PLAN

TOTAL ACRES BY OWNERSHIP AND LAND USE DESIGNATION

PUBLIC LANDS	ACRES	% OF TOTAL
1) National Forest	486,094	44
2) Bureau of Reclamation	30,000	3
3) Bureau of Land Managment	14,822	1
4) State of California	20,258	2
5) Local Agencies & Districts	1,000	1
Sub Total	552,174	51%
AGRICULTURAL LANDS		
6) Timber Preserves	135,000	12
7) Agricultural Preserves	62,000	6
8) Choice Agricultural Soils (Long Range Land Use Plan)	66,128	6
Sub Total	263,128	24%
RESIDENTIAL LANDS		
9) Urban Lands	59,712	5
10) Low Density Residential	45,120	4
11) Rural Residential	172,930	16
Sub Total	277,762	25%
TOTAL ACRES IN COUNTY	1,093,064	100%

APPENDIX 5

PUBLIC UTILITY SERVICE DISTRICT CAPACITY

IN

EL DORADO COUNTY

APPENDIX 5

PUBLIC UTILITY DISTRICT SERVICE CAPACITY IN EL DORADO COUNTY

In the course of preparing the Long Range Land Use Plan and the map displaying the extent of the various land use designations, the major public utility districts supplying water and sewer service in El Dorado County were contacted. The Planning Staff made an analysis of the water and sewer systems managed by these entities and the findings are summarized in this Appendix.

The primary purpose of this analysis was to determine a reasonable service area for these districts, based upon their current and projected service capacity. The secondary purpose was to determine if the existing storage and/or treatment capacity is sufficient to serve the projected needs for long term growth.

Currently in El Dorado County, there are over 200 small water districts (both public and private); 3 major Public Utility Districts supplying water service, and 2 of these also supplying sewer service. The analysis was limited to the 3 major Public Utility Districts upon the determination by the Planning Staff that the numerous small water districts in El Dorado County (particularly in the American River Canyon and around Lake Tahoe) do not,and will not, have the ability to provide service to a significant number of new customers.

Due to the large numbers of variables involved in determining capacities and total flow volumes, assumptions were made at times based upon the best information available.

The following major Public Utility Districts were then contacted as having the potential for future long range water and sewer service capacity:

1) El Dorado Irrigation District (EID)

2) Georgetown Divide Public Utility District (GDPUD)

3) South Tahoe Public Utility District (STPUD)

DIVISION I - GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT

This District is currently the only major public utility district in the Georgetown Divide area of El Dorado County. At this time, the District supplies only water service to some areas of the divide. Sewer service is being contemplated for the Auburn Lake Trails Subdivision due to unsuitable soils for large numbers of septic systems.

APPENDIX 5 (continued)

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION I (continued)

In the event that a sewage disposal and treatment system is constructed, the GDPUD will, in all likelihood, manage it.

A) Existing Water Facilities

The entire GDPUD system derives its water from a single major source, the Stumpy Meadows Reservoir.

Net Storage Capacity of Stumpy Meadows: 17,500 acre feet

Estimate of Annual Annual Yield: 10,200 acre feet

Water released from Stumpy Meadows Reservoir flows by gravity down Pilot Creek for approximately 4 miles, where it is diverted into the El Dorado Ditch. This ditch extends for approximately 8.5 miles to the Tunnel Hill Tunnel, and then into the old Georgetown Divide Ditch, where it flows for about 5 miles then connects into the Canyon Creek Pipeline System. At this point, it then terminates at Lake Walton. From Lake Walton, water is diverted into the Buckeye Pipeline and from there into the general distribution system.

At the present time, the GDPUD operates two separate domestic water systems: Auburn Lake Trails; and the Georgetown-Buckeye Water System. The Garden Valley Water System was tied into the Georgetown-Buckeye Water System in 1976. The District currently serves about 950 domestic accounts and 300 agricultural accounts.

B) Future Water Supply Requirements

Based upon the "Water Master Plan" (Dewante and Stowell; June 1977), the water supply requirements for the district will probably be as follows:

1) Agricultural Water: 5,000 acre feet maximum/year projected

2) Domestic Water: Assuming an average of 1,500 gallons/day/household - Estimated Consumption would be: *

YEAR	ACRE FEET
1980	1,269
1990	1,754
2000	2,359
2010	2,896

*For further explanation refer to the GDPUD Water Master Plan, June 1977, Dewante and Stowell Consulting Engineers.

Water Master Plan for the Georgetown Divide Public Utility District, By Dewante and Stowell, June 1977.

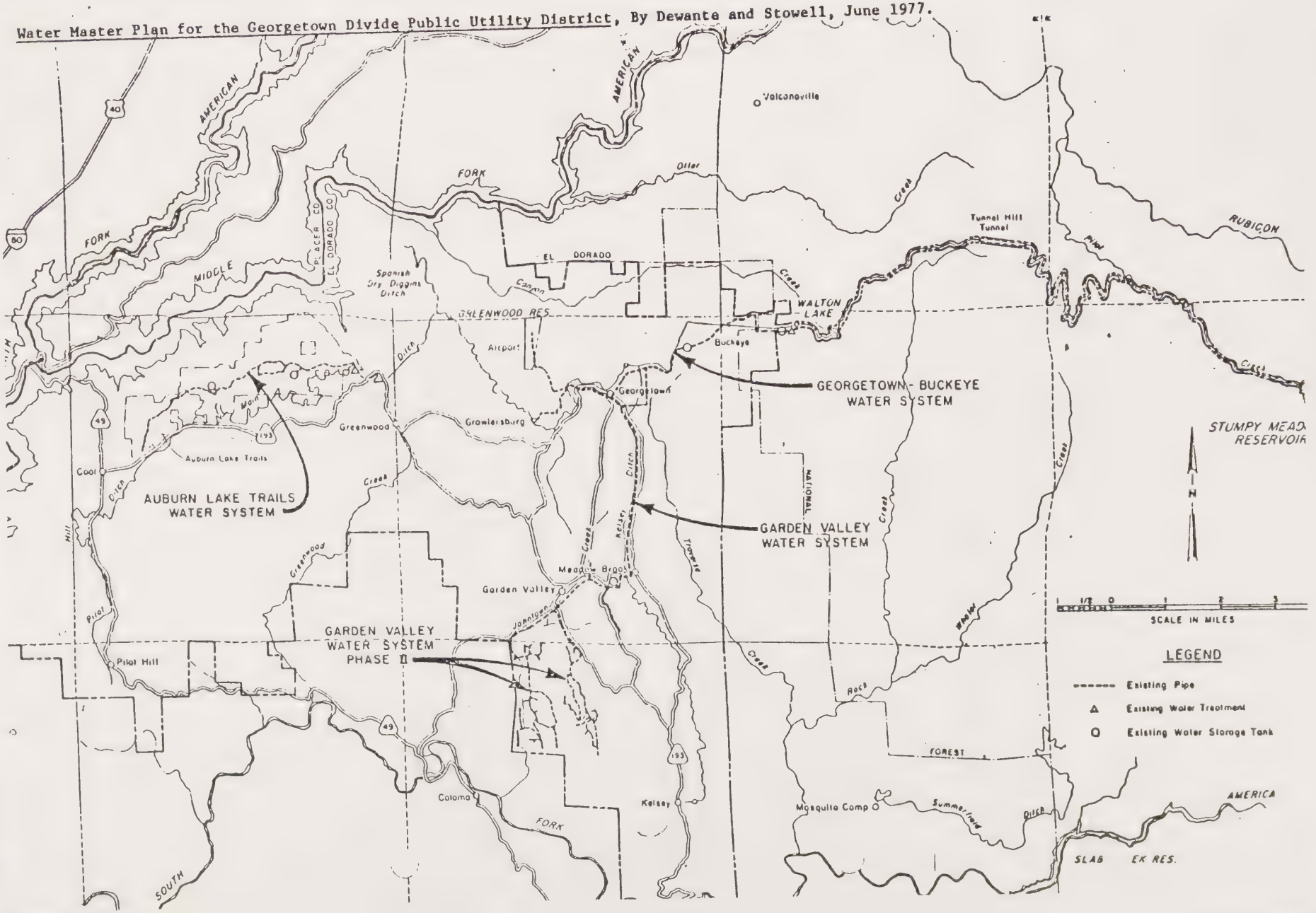


EXHIBIT 5-1

APPENDIX 5 (continued)

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION 1 (continued)

SUMMARY OF FUTURE WATER REQUIREMENTS

GEORGETOWN DIVIDE PUBLIC UTILITY DISTRICT

TYPE OF USE	TOTAL ANNUAL CONSUMPTION IN ACRE FEET				
	1980	1990	2000	2010	2020
1) Agricultural	5,000	5,000	5,000	5,000	5,000
2) Domestic	1,270	1,750	2,350	2,900	3,500
3) Recreational (Domestic)	-0-	100	150	200	200
(Irrigation)	150	200	300	400	400
TOTALS	6,420	7,050	7,800	8,500	9,100

Based on the foregoing, it appears that the District has sufficient storage capacity at Stumpy Meadows Reservoir to serve the projected growth beyond the year 2020.

It should, however, be noted that major improvements will have to be provided in this water system to support the long term growth for this area, primarily by phasing out all ditch systems and installing conduits in place. The communities of Georgetown and Auburn Lake Trails will probably also have to increase the size of the existing service lines supplying water to adequately supply the projected long term growth.

APPENDIX 5 (continued)

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION II - SOUTH TAHOE PUBLIC UTILITY DISTRICT

The most current information we have (1978) indicates this District manages and operates a domestic water supply system with about 6,800 services, and a waste water treatment system with about 13,600 connections.[1]

The STPUD was formed in 1974 and subsequent purchases of the Tahoe Southside Water Company and the Tahoe Sierra Water Company, make up the water supply system managed by the STPUD at this time. There are also five other private water companies that supply water to areas within the District. These are:

1) Lakeside Park Association

2) Lukins Brothers Water System

3) Tahoe Keys Water System

4) Angora Water Company

5) Tahoe Paradise Water Company

In August of 1979, it appeared that the District did not anticipate purchasing or "buying out" these small water companies, but would continue to work with them to supply water throught the District. With the exception of the Lakeside Park Association, the same holds true today (Lakeside Park Association - out of business).

The District derives its water from two sources, one being the surface system at Cold Creek, the other through a number of deep wells located at various locations throughout the District.

A) The South Tahoe Public Utility District System

1) Existing Water Facilities:

The South Tahoe Public Utility District utilized 4,129 acre feet of water in 1978. Average per capita use was 149 gallons/day with peak use in August and the low in November.

The District has the right to divert and process up to 2,709 acre feet from the cold creek drainage annually, the remainder (about 64% in 1977) of the District's needs come from wells. The District currently operates eighteen wells throughout its district with an average output of 240 gallons per minute.

APPENDIX 5 (continued)

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION II (continued)

A) (continued)

2) Future Water Requirements

As of 1978, there were 11,994 parcels in the water district, 6,503 having water service, 5,491 without service. It is estimated that (given the current controlled growth and land use policies by the Tahoe Regional Planning Agency) by the year 2000, estimated annual water use in the District would amount of 8,939 acre feet. [2]

With only 2,709 acre feet available to the District from the Cold Creek Drainage System, the remainder will be supplied from the District's wells. The Culp-Wesner-Culp report (1979) states that, "At the south shore ... the geology is such that there are abundant quantities of the high quality ground water available for municipal use ...". Although no estimate of total ground water reserves has been made, the report goes on to state that, "IT IS SAFE TO SAY WITHOUT EQUIVOCATION THAT THE ULTIMATE NEEDS OF THE SOUTH TAHOE COMMUNITY CAN BE SERVED BY A NUMBER OF DEEP WELLS STRATEGICALLY DISTRIBUTED THROUGHOUT THE SERVICE AREA."

B) The South Tahoe Public Utility District Wastewater Treatment System

1) Existing Facilities

The District's sewage system consists of about 398 miles of 4"-24" gravity sewers; 20 pumping stations and 19 miles of force mains. California State Law requires that all sewage be exported from the Tahoe Basin.

The District exports all wastewater to Alpine County to the Carson River Watershed in Diamond Valley via Luther Pass to the south. The sewer service area for the District includes most of the south portion of the Lake Tahoe Basin from Emerald Bay to Stateline.

2) Future Wastewater Requirements

Based upon a recent study[3], population estimates for permanent residents in the District are about 78,200 by 1990 and 94,600 by the year 2000. In contrast, it is estimated that there were 61,483 persons in the District area on peak weekends in 1977. This includes permanent residents and tourists.[3] Based upon this growth rate, it is estimated that 2,827 new single family units will be needed by 1990, with a necessary treatment capacity of about 7.5 mgd.

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION II (continued)

B) (continued)

2) (continued)

The optimum identified plan for Tahoe[4] is for the treatment plant capacity to be expanded to 10 mgd.[5] to handle peak flows adequately. This alternative is also the most cost effective. This capacity would enable service to about 4,900 of the 11,500 vacant parcels in the wastewater treatment area, or about 490 connections/year based on a 10 year design period.

C) Recent Events in the Lake Tahoe Basin

Since the completion of the "Facility Plan for the South Tahoe Public Utility District (Culp-Wesner-Culp, 1979), many events have occurred that alter the planning and regulatory agencies in the Lake Tahoe Basin, which in turn may effect the levels of water and sewer service in the Lake Tahoe Basin.[6] These are:

* The Revised Bistate Compact
* The Revised Water Quality Management Plan for the Lake Tahoe Basin (pending)
* California Tahoe Regional Planning Agency's 1980 Regional Plan

1) Bistate Compact

A revised Tahoe Regional Planning Compact was enacted by Congress at the end of 1980. The Bistate Compact between California and Nevada has been amended to redress many of the problems of the earlier compact and to protect the integrity of the Lake Tahoe Basin as a national treasure. The agreement contains provisions to:

* Expand the membership of the governing body to fourteen;
* Revise the voting procedures to require the vote of at least four of the members of each state agreeing with the other State in order to take action on the regional plan, environmental threshold carrying capacities and ordinances, rules and regulations;
* Revise the voting procedure for project approval to require the affirmative vote of at least five members from the state in which the project is located and the affirmative vote of at least nine members of the governing body;

APPENDIX 5 (continued)

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION II (continued)

C) (continued)

1) (continued)

* Restrict expansion of gaming;

* Impose a temporary building moratorium;

* Limit development to the basin's environmental carrying capacity; and

* Create a basinwide special purpose transportation district with authority to own and operate a public transportation plan.

The plan establishing the basin's carrying capacity will be prepared over an 18 month period and will determine standards necessary to maintain the significant scenic, recreational, educational, scientific, or natural value of the region or to maintain public health and safety within the region. Upon completion, the basin's regional plan will be amended to achieve and maintain the adopted environmental threshold carrying capacities. In turn, each state must approve the regional plan.

In the interim while the carrying capacities are being established, the amount of development is to be limited.

Based upon the established number of residential and commercial building permits issued in 1978, no permits may be issued within the Tahoe Basin that exceed the level approved in 1978.

2) Revised Water Quality Management Plan

In January 1981, the newly seated Governing Board of the Tahoe Regional Planning Agency (TRPA) agreed to amend its Lake Tahoe Basin Water Quality Management Plan (208 Plan) and implement ordinances to satisfy the requirements of the California State Water Resources Control Board and Nevada Division of Environmental Protection for certification of the plan for submission to the U.S. Environmental Protection Agency. The proposed amendments would be in effect only until the adoption by TRPA of a new Regional Plan, based on environmental threshold carrying capacities. The revised Bistate Tahoe Regional Planning Compact requires the adoption of an updated Regional Plan by June 19, 1983.

The proposed amendments to the 208 Plan and ordinances include restrictions on new subdivisions and on development of stream

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION II (continued)

C) (continued)

2) (continued)

environment zones and high erosion hazard lands, and would require adherence to land capability coverage limits where development is permitted. They also include commitments to begin implementation of a series of remedial erosion and drainage control projects, an offset policy, and recommendations of specific best management practices for control of water quality problems arising from forest practices and related activities.

3) California Tahoe Regional Planning Agency (CTRPA) 1980 Regional Plan

The CTRPA 1980 Regional Plan was adopted in November 1980. The Plan recommends, among other things:

* A temporary prohibition on development of land capability classes 1, 2 and 3 and stream environment zones;

* An annual allocation of permitted development;

* A closer adherence to allowable lot coverages, as specified by the Land Capability System;

* A mechanism for either the transfer of development credit from fragile lands to higher capability lands, the sale of development rights, or the sale of the lots plus development rights to a state or federal agency; and

* A five-fold increase in transit service and exclusive transit facilities.

However, because CTRPA will no longer be funded after the Tahoe Regional Planning Agency (TRPA) has adopted new plans and ordinances pursuant to the Bistate Compact, and TRPA is not required to enforce the CTRPA 1980 Regional Plan, this Plan should be viewed as a transitional interim program.

D) Facility Plans Update for the South Tahoe Public Utility District

In response to changing conditions and legislation, the STPUD has modified its original facility plans.

From information contained in the most recent Environmental Impact Statement, the adoption of the Bistate Compact has imposed a temporary limitation on development, while a new Regional Plan is

D) (continued)

prepared.[4] Because the new plan, which will balance the amount of development that can occur with the Basin's natural carrying capacity, will not be completed until 1983, there is uncertainty over the future development potential of the Lake Tahoe Basin. Consequently, the Environmental Protection Agency will fund only a treatment plant capacity that will accommodate existing flows, plus that generated by the limited development permitted by the Bistate Compact.

The EPA's recommended Wastewater Treatment Program for the South Tahoe Public Utilities District is:

* Abandonment of the advanced wastewater facilities and modifications to produce secondary treated and filtered effluent;

* A maximum daily plant capacity of 7.5 mgd (million gallons per day);

* An export system of pumping stations and pipelines with the ability to reliably convey filtered secondary effluent to Alpine County;

* An effluent storage reservoir, transport canals, and irrigation system in Alpine County; and

* The possibility for future expansion, assuming approval by various regulatory and local agencies and adequate implementation of the mitigation program.

With the EPA providing a substantial amount of the funding for the wastewater treatment plant improvements, it appears that the capacity of the plant will remain at 7.5 mgd for the next few years. Under this regime, the current system of limiting the annual number of building and sewer permits will probably remain in effect, until the existing residual treatment plant capacity is utilized, or a new plan is adopted by the TRPA and improvements are made to the plant that will allow additional construction.

APPENDIX 5 (continued)

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION II (continued)

FOOTNOTES TO DIVISION II:

1) "Master Plan for the South Tahoe Public Utility District Water System", Culp-Wesner-Culp, 1979

2) Based upon an analysis of the CTRPA Land Use Plan by the State Water Resources Control Board, as contained in the Master Plan For the South Tahoe Public Utility District Water System, Culp-Wesner-Culp, 1979.

3) Environmental Impact Report for the "Facility Plant for the South Tahoe Public Utility District Wastewater Treatment System", Jones and Stokes Associates, May 1979.

4) Ibid, Culp-Wesner-Culp, 1978

5) Note that the EPA will probably only fund a treatment plant capacity up to 7.5 mgd.

SOURCE; Master Plan for the South Tahoe Public Utility District Water System, Culp-Wesner-Culp; 1979

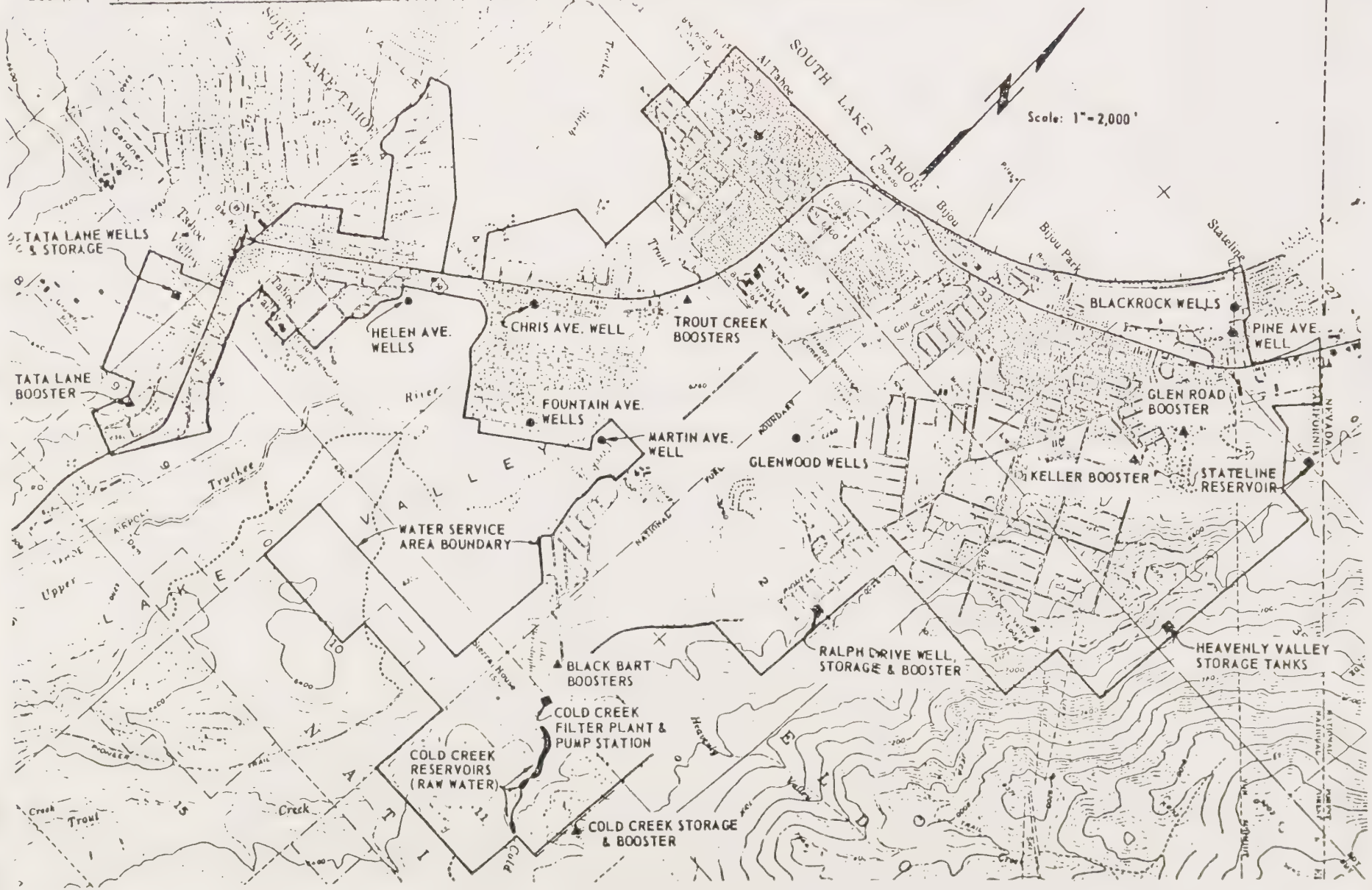
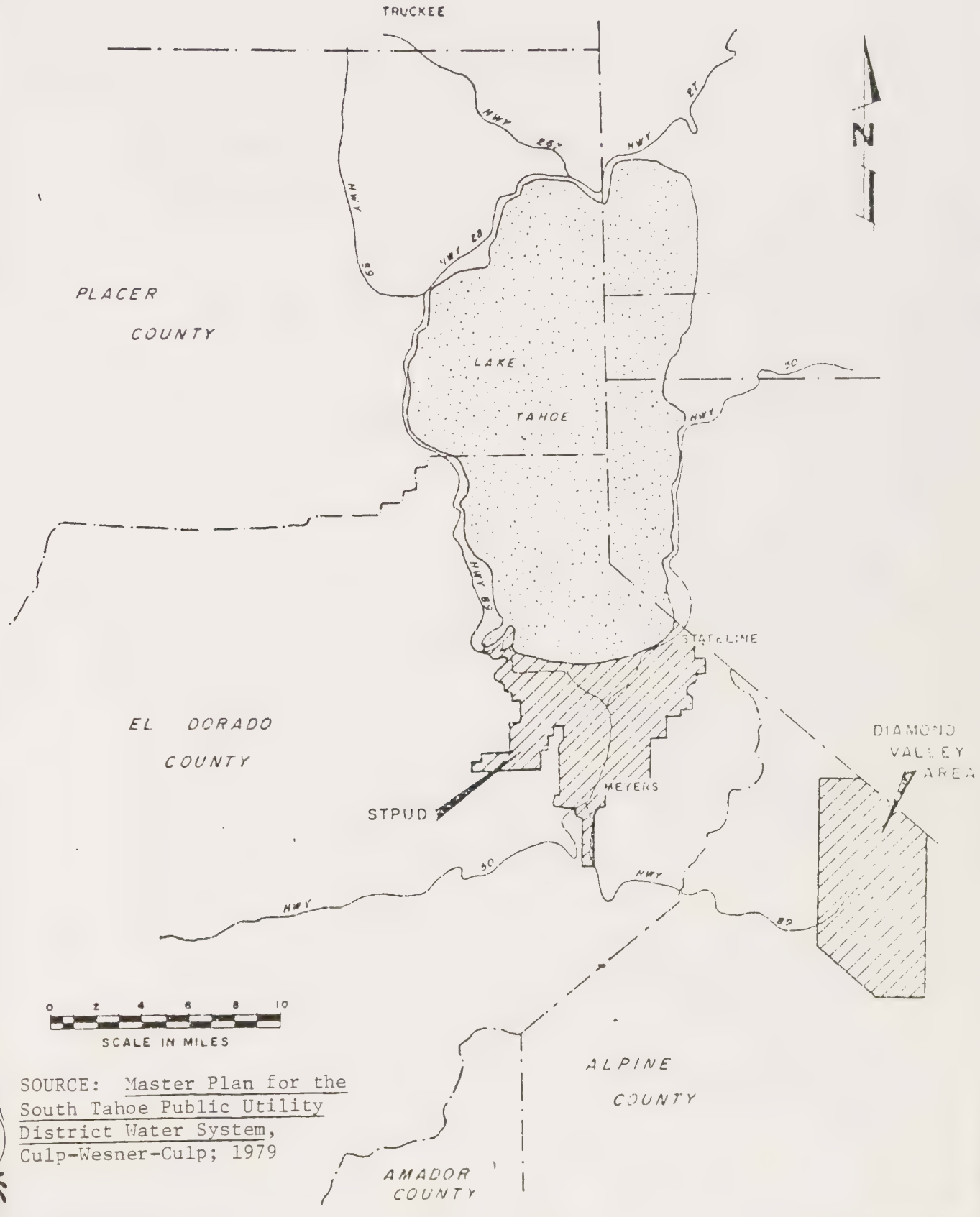


EXHIBIT 5-2

EXHIBIT 5-3



SOURCE: Master Plan for the South Tahoe Public Utility District Water System, Culp-Wesner-Culp; 1979

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION III - THE EL DORADO IRRIGATION DISTRICT

A) The El Dorado Irrigation District System

1) Existing Water Facilities

The El Dorado Irrigation District provides water to the majority of the populated areas on the Western Slope of El Dorado County south of the South Fork of the American River. The EID service areas include most of the following County Planning areas:

- Cameron Park
- Camino/Fruitridge
- El Dorado/Diamond Springs
- El Dorado Hills
- Finnon
- Gold Hill
- Greenstone
- Placerville Periphery
- Pleasant Valley/ Oak Hill/ Sly Park
- Pollock Pines
- Rescue
- Salmon Falls

The District also serves the communities of Swansboro, Outingdale, Strawberry, Kirkwood, Rancho Murietta, Lake Hills Estates and Sly Park Hills. The communities are served by non-contiguous water systems that are not linked with the main distribution system.

The water supply for the District' main service area comes from several sources, and includes some ditch systems and diversions that date back to the Gold Rush Era.

The two main storage reservoirs for agricultural and domestic water and distribution are Jenkinson Lake (Sly Park) Reservoir, and the El Dorado Forebay, located on the South Fork of the American River near Pollock Pines.

The El Dorado Forebay Subsystem

EID is allowed to withdraw up to 15,200 acre feet of water per year from the P.G.& E. El Dorado Forebay. Water flows from the Forebay into the main canal where a small portion (about 10%) is diverted and pumped up to the Pollock Pines Reservoir which supplies Lakewood Sierra, Gold Ridge Forest, Fresh Pond and Pollock Pines. The remainder of this water (about 90%) flows along the main canal to Reservoir No. 1, which is then transported by both pipeline and ditch to the Moose Hall Reservoir.

APPENDIX 5 (continued)

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION III (continued)

A) (continued)

1) The El Dorado Forebay Subsystem (continued)

At Reservoir No. 1, the El Dorado Main No. 1 begins and carries water to Reservoir No. 2. Water from this reservoir is split into two pipelines; El Dorado Main No. 1 and El Dorado Main No. 2.

The El Dorado Main No. 1 provides water to Camino, Placerville and through to the Gold Hill Area. Prior to reaching the Gold Hill Area, three reservoirs are situated along this line; Reservoirs 3, 4 and 5 are situated along El Dorado Main No. 1. Downstream of Reservoir No. 3, in the vicinity of Smithflat, a lateral called the Sacramento Hill Lateral, extends from El Dorado Main No. 1, and continues in a southerly direction around the southeastern edge of the City of Placerville to Reservoir No. 6, then to the Sacramento Hill Reservoir and terminates in the Cold Springs Area. The City of Placerville has one takeout point along this lateral which diverts water to the City's Treatment Plant. The Highway 49 Lateral connects the Sacramento Hill Lateral to the Diamond Springs Main along Highway 49 at Diamond Springs.

The El Dorado Main No. 2 generally follows the alignment of El Dorado Main No. 1, and terminates in the Gold Hill/Four Corners Area.

The Jenkinson Lake Subsystem

The quantity of water available from Jenkinson Lake (Sly Park Reservoir) is 23,000 acre feet. From this reservoir, water flows through a 36" diameter steel pipe into Reservoir A, located about one mile west of Sly Park Road. From Reservoir A, about 70% of this water is diverted northwest into Reservoir Nos. 2 and 2A of the El Dorado Forebay Subsystem via the Camino Conduit. Approximately 4 cubic feet/second is released to Clear Creek from Reservoir A for wildlife maintenance flows. The other 20% flows to the Pleasant Valley Area in the Pleasant/Oak Main, and through Reservoirs B and C. Water leaving Reservoir C flows west and enters Reservoir No. 7. Water that leaves Reservoir No. 7 flows into the Diamond Springs Main and then into Reservoir No. 8 with a portion of this entering the distribution system at Diamond Springs. In Diamond Springs, the Highway 49 Intertie connects into the Sacramento Hill Lateral. After Reservoir No. 10, a branch of the Diamond Springs Main runs northwest across Hwy. 50 to serve the areas of Sundance Lane and the southeast portion of

APPENDIX 5 (continued)

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION III (continued)

A) (continued)

1) The Jenkinson Lake Subsystem (continued)

the Greenstone Plan Area. The Diamond Springs Main continues west to El Dorado, Shingle Springs and Cameron Park and terminates just east of Cameron Park at Reservoir No. 12. Water from Reservoir No. 12 flows west into Cameron Park Reservoirs No. 1 and 2. From Cameron Park Reservoir No. 2, water can either: (1) Flow westerly by gravity to El Dorado Hills via Bass Lake and the Bass Lake Intertie; or (2) be pumped east back to the Cameron Park Area. The Diamond Springs Main has a capacity of 24.2 million gallons per day (mgd) at its head, and about 10 mgd in El Dorado and about 3.2 mgd at Cameron Park. The El Dorado Mains No. 1 and 2 combined, have a capacity of about 6 mgd in Pollock Pines, up to 64 mgd at Camino where the conduit from Sly Park is added, and 18 mgd where they terminate at Gold Hill.

Folsom Lake Subsystem

The subsystem can withdraw 6,060 acre feet of water per year from Folsom Lake. Water is pumped from Folsom Lake to a water treatment plant located about one mile south of Lake Hills Estates. From here, most of the water is pumped south to serve El Dorado Hills, and in an emergency, can be pumped to the Cameron Park Area via the Bass Lake Intertie.

CHART I
Source: South Fork American River Project/El Dorado Irrigation District

PRESENT SOURCES SUPPLYING THE EID SERVICE AREA

Source	Present Acre Feet Capacity(a)	Less Losses Acre Feet(b)	Present Acre Feet Available	Approximate Firm (c)
Sly Park	23,000	4,600	18,400	10,000-12,000
Forebay	15,082	3,000	12,082	12,000
Folsom	6,060	-	6,060	6,000
Weber	1,300	1,000	300	300
Farmer's Ditch	4,500	2,250	2,250	1,500
N.F. Cosumnes	2,700	1,350	1,350	1,200
Lotus/Coloma Ditch	6,900	6,100	800	-
TOTALS	59,541	18,300	41,242	31,000-33,000

(a) Normal Year
(b) System losses will be improved over time. See text.
(c) Availability depends on contracts and other contingencies difficult to estimate. Assumes "normal" annual precipitation.

APPENDIX 5 (continued)

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION III (continued)

A) (continued)

2) Existing Demand and Distribution System

Currently the District's two water sources serve about 8,000 acre feet of piped water to about 14,500 domestic customers, including the City of Placerville. It has outstanding commitments to approximately an additional 7,000 subdivision lots. In 1975, the District supplied about 14,270 acre feet of agricultural water via pipe and ditch to 5,990 acres. In 1978, the amount of agricultural water use dropped to about 9,200 acre feet, partly due to continued drought-initiated water conservation practices and partly due to the fact that EID has changed some accounts from "agricultural" to "garden" accounts which are metered and included as domestic accounts.

The El Dorado Mains No. 1 and 2 serve most of the agricultural accounts and about 40% of the domestic accounts. They are operating at about 77% capacity, with approximately 61% of delivered water going to agricultural use and 16% going to domestic use. The District has about 230 outstanding "will-serve" commitments along this line, or about 1% of the line's capacity.

Domestic accounts currently use about 50% of the Diamond Springs Main's capacity, with the industrial, commercial and agricultural accounts using another 50%. The main is currently at its peak hour capacity limit. There are about 6,400 "will-serve" commitments that also would be served from this line. The Gold Hill Intertie, if constructed as proposed, will relieve some of the demand on this line.

Because of the excessive demand for water from the Diamond Springs Main and the large number of outstanding commitments for water, the EID Board of Directors placed a limited moratorium on new water services from this main in the Shingle Springs/Cameron Park Area in early 1980.

With the Diamond Springs Main operating close to 100% capacity during the peak use hours and the El Dorado Main System at about 77% capacity, approximately 3.17 mgd of distribution capacity at peak hour use remains within the area served by these two systems, an area encompassing (approximately) the Pollock Pines, Pleasant Valley, Diamond Springs/El Dorado, Lotus/Coloma, Camino/Fruitridge, Placerville Periphery, Gold Hill, Greenstone, and Cameron Park Area Plans. This translates to a maximum of about 6,500 to 7,000 additional domestic hookups.

The El Dorado Hills Main, carrying water pumped from Lake Folsom, can carry about 6.46 mgd or 10 cfs. Actual amounts utilized are unavailable at this time.

APPENDIX 5 (continued)

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION III (continued)

A) (continued)

3) Future Supply and Distribution to the Year 2000

Potential additional sources of water supply for the next twenty years include the South Fork American River Project (SOFAR) and an additional diversion to Sly Park Reservoir from the North Fork of the Cosumnes. Also under consideration at this time is a water project located in the south part of El Dorado County on the three forks of the Cosumnes River. It is uncertain at this time if EID would operate this project; and water produced as a part of this project would probably not be a part of the EID distribution system.

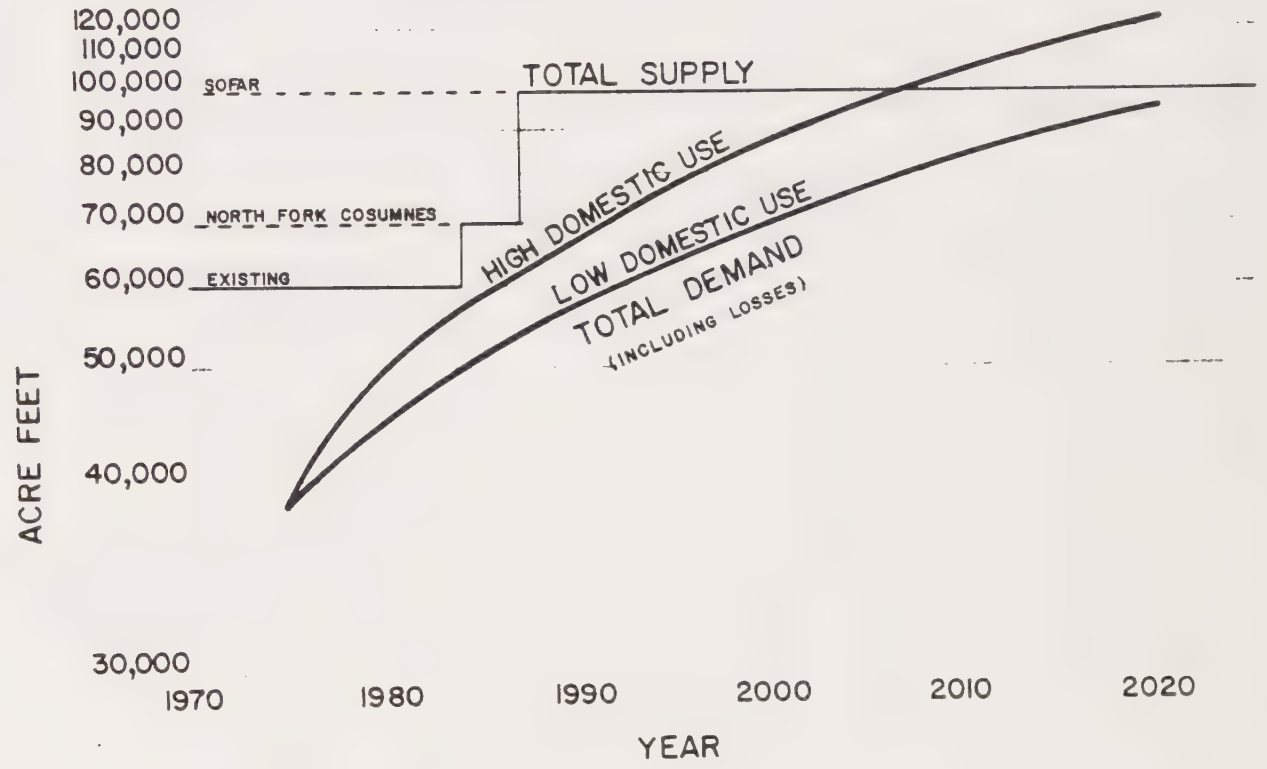
The SOFAR Project would supply an additional 30,000 acre feet to be stored at Alder and Texas Hill Reservoirs for eventual distribution through the EID system, and could be operating around 1990. The North Fork Cosumnes Project could supply an additional 9,300 acre feet to Sly Park Reservoir; it could be operating as early as 1986 if aggressively pursued by the District. The total capacity of all water sources within the El Dorado Irrigation District would be increased to about 100,000 acre feet and the firm yield to about 71,000 acre feet (see Exhb. 5-5). This additional capacity is expected to carry the District through the year 2010 or 2020, depending on the rate of growth within the District and the actual water consumption per household. The high use projection shows an average per household of about 714 gallons per day. The actual post-drought use has averaged about 450 gallons per household per day, which is closer to the low use projection. With the probable addition of SOFAR and the possible addition of the North Fork Cosumnes Projects, and with continued conservation efforts, the total water supply capacity could be adequate through the year 2020, at the SOFAR projected growth rate. This rate projects EID's main service area annual growth rate at 10.4% from 1975-1980, and 6.5% for 1980-1985, 5.4% for 1985-1990. It assumes some slow down in the rate of growth from 1980 onward (see Exhibit 5-6). Note that the actual County growth rates have been higher than this amount based upon the 1980 Census. The 1980 Census Population Projections can be found in Appendix I.

In order to provide adequate service, the EID Distribution System will be modified to provide greater capacity and flexibility. Within the next three years, if a proposed intertie is constructed connecting the end of El Dorado Main No. 2 at Gold Hill with Reservoir No. 12 on the Diamond Springs Main, this connection will provide more water to the Cameron Park Area, the fastest growing area in the County. This Intertie

EXHIBIT 5-4

TOTAL DEMAND VS. TOTAL SUPPLY

(INCLUDES LOSSES)



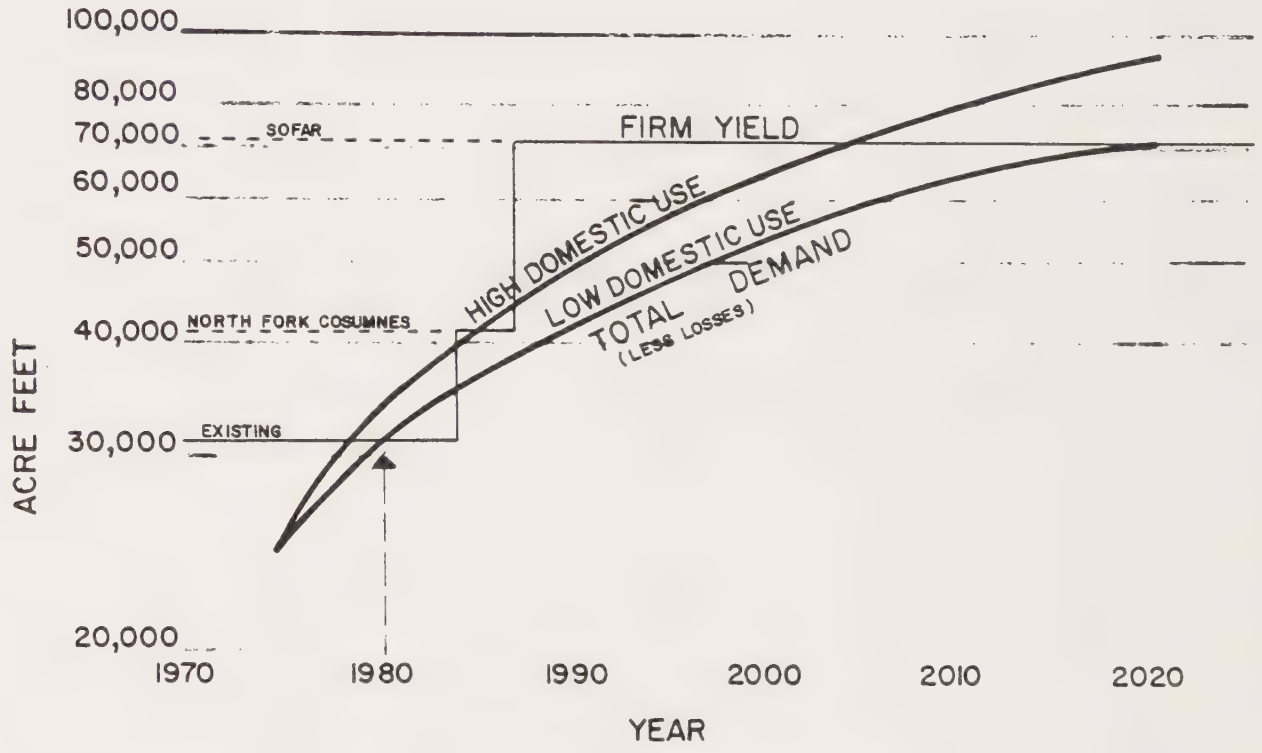
1. High domestic use is calculated on .83 acre/feet per year per household.

2. Low domestic use is calculated on .62 acre/feet per year per household. (This is the estimated average actual water usage.)

SOURCE: EL DORADO IRRIGATION DISTRICT

EXHIBIT 5-5

TOTAL DEMAND VS. FIRM YIELD
(MINUS LOSSES)



1. High domestic use is calculated on .83 acre/feet per year per household.

2. Low domestic use is calculated on .62 acre/feet per year per household. (This is the estimated average actual water usage.)

SOURCE: EL DORADO IRRIGATION DISTRICT

EXHIBIT 5-6

HOUSEHOLDS WITHIN SOFAR SERVICE AREA PROJECTIONS

YEAR	HOUSEHOLDS	AAR (%)*
1975	9,400	
1980	15,400	10.4
1985	21,100	6.5
1990	27,400	5.4
1995	34,200	4.5
2000	40,600	3.5
2010	53,000	2.7
2020	64,000	2.0

* AAR - Average Annual Rate of Growth

3) Future Supply and Distribution (continued)

with the Diamond Springs Main should be able to supply the current "will-serve" commitments plus about another 400 domestic accounts. Construction of an intertie named the Green Valley Conduit from the proposed Texas Hill Reservoir to a proposed Pine Hill Reservoir will supply additional water to lands between the present El Dorado Main and the Diamond Springs Main. From the Pine Hill Reservoir, water would be able to be delivered by gravity to El Dorado Hills which is now having to pump water from Folsom Lake. If this conduit is constructed, it will be connected with the distribution system out of Texas Hill Reservoir, a part of the SOFAR Project.

With the addition of the Green Valley Conduit, the Diamond Springs Main could accommodate an additional 6,000 domestic hookups. The Green Valley Conduit itself could accommodate about 105,000 domestic customers. The potential number of domestic hookups which the El Dorado Mains could accommodate is undetermined at this time because they carry water to most of the agricultural accounts, and the future agricultural demand on this main is unknown.

The significance of this analysis in long range land use planning is that with the rapid growth rate in the Cameron Park Area, there may have to be some slow-down in domestic hookups until the Gold Hill Reservoir 12 Intertie is constructed. Once this link is made, the distribution capacity in that area should be adequate until the Green Valley Conduit is constructed, provided no substantial amount of new hookups beyond existing commitments is expected.

The District is currently negotiating with the Bureau of Reclamation to increase the amount of water that can be taken from Folsom Reservoir to supply El Dorado Hills. Unless pumping costs become too high, this additional water should be able to serve the El Dorado Hills, and Salmon Falls areas, and a portion of the Latrobe Planning Area until water from the Green Valley Conduit can be supplied to Bass Lake and Pine Hill Reservoirs. The capacities of the two El Dorado Mains are expected to be adequate to serve both domestic and commercial agricultural accounts north of Highway 50 between Camino and Gold Hill until the year 2000 if the Green Valley Conduit is constructed.

For further information, see "Water System Master Plan" (draft) June 1981, James M. Montgomery, Consulting Engineers, Inc.

B) Wastewater Systems

1) Existing Wastewater Systems

The EID currently manages and operates six (6) wastewater collection and treatment facilities located in various areas throughout the District.

The major wastewater systems serving the El Dorado Irrigation District are listed in Exhibit 5-7. Except for the City of Placerville Wastewater Collection and Treatment System, all of the major systems are owned and operated by EID.

The El Dorado Hills Wastewater System

The existing El Dorado Hills wastewater system serves the community of El Dorado Hills including Park Village, Ridgeview Village, Governor's Village, St. Andrews Village, Crown Village and Marina Village subdivisions, the State Park Marina on Folsom Lake, and the Sunset Mobilehome Park south of Hwy. 50. Several new subdivisions in the El Dorado Hills service area are planned or under construction at this time and have received commitments to serve from EID. These include additional units of Park Village, Ridgeview Village, Governor's Village, St. Andrews Village and Marina Village and the new Lakeridge Oaks, Springfield Meadows, Franciscan Village, Highlands Village, Francisco Woods Village and Oak Creek Hills subdivisions. There are currently 1,319 total equivalent residential service connections in the El Dorado Hills wastewater system and commitments to serve 1,802 additional connections.

The major facilities in the El Dorado Hills wastewater system include collection and interceptor sewers, pump stations, a treatment plant, and facilities for providing reclaimed wastewater to the El Dorado Hills Golf Course and the Golden State Building Products veneer plant which is located south of the El Dorado Hills Area on Latrobe Road.

Collection and Interceptor System:

The existing collection and interceptor system serving El Dorado Hills extends southward from Folsom Lake to the treatment plant south of Highway 50. The original collection system was constructed in 1961 to serve the initial development north of Highway 50 and has been expanded since that time to serve adjacent portions of the planned development.

The collection system is divided into two major drainage areas. The northern area, which includes the major portion of existing

1) Existing Wastewater Systems (continued)

and planned development in El Dorado Hills, lies in the drainage basin of the South Fork of the American River. Wastewater generated in this portion of the system, must be collected and pumped over a ridge into the southern, or "gravity", portion of the system located in the Cosumnes River drainage basin. Nine of the eleven pump stations in the El Dorado Hills Collection System are located in the northern area. The remaining two pump stations serve small sections of the Ridgeview Village subdivision which are tributary to the gravity portion of the collection system. From the southern drainage area, the entire flow is transported through an 18 inch diameter gravity interceptor to the El Dorado Hills Wastewater Treatment Plant.

Treatment and Disposal Facilities:

The El Dorado Hills Wastewater Treatment Plant is located on a 15 acre site adjacent to Latrobe Road approximately 1.5 miles south of Highway 50. The plant provides secondary wastewater treatment using a conventional trickling filter process. Treated effluent is transported to the golf course and veneer plant for re-use or may be discharged to Carson Creek adjacent to the treatment plant site. Current average dry weather flow to the treatment plant is approximately 0.45 mgd; peak wet weather flow is approximately 2 mgd.

The reclamation facilities consist of pump stations and pipelines to transport treated effluent to the El Dorado Hills Golf Course and the Golden State Building Products veneer plant. The golf course will use the reclaimed water for watering of fairways and greens. A booster pump station has been provided at the southern end of the course to provide the necessary pressures for the irrigation system. Industrial uses at the veneer plant will include boiler supply, cooling water, fire protection, and makeup water for log deck sprays. Reclaimed wastewater will be supplied to the existing reservoir on the plant site. Both customers have signed 20-year contracts with EID for purchase of the reclaimed wastewater. Total average annual use is estimated at 400 acre feet.

Deer Creek/Mother Lode Wastewater System

The existing Deer Creek/Mother Lode Wastewater System serves the communities of Cameron Park (Cameron Park Service Area), El Dorado, Diamond Springs, and Ponderosa Heights (Mother Lode Service Area). The Mother Lode Service Area includes

B) (continued)

1) Existing Wastewater Systems (continued)

the community of Shingle Springs; however, this area is currently unsewered and has not yet been connected into the system.

The Deer Creek/Mother Lode System consists of two major collection networks connected by the Mother Lode Interceptor. One collection system serves the Cameron Park area north of Hwy.50 and a portion of the area south of the highway at Cameron Park Drive. The Deer Creek Wastewater Treatment Plan was originally constructed to serve this area. The second major collection system serves the former Sanitation District No. 2 service area in El Dorado and Diamond Springs. Wastewater generated in this area is collected at the former Sanitation District No. 2 treatment ponds in El Dorado and transported by the Mother Lode Interceptor through Shingle Springs and into the Deer Creek drainage basin, picking up flows from Ponderosa Heights and other points along the interceptor route. The combined flows from Cameron Park and the Mother Lode Interceptor are then transported to the Deer Creek plant for treatment and disposal.

At the present time there are approximately 1,902 connections in the Cameron Park system and 1,533 connections in the Mother Lode service area, or approximately 3,435 total equivalent residential service connections tributary to the Deer Creek treatment plant. EID has made commitments to serve 2,386 additional connections (19).

Cameron Park Collection System:

The Cameron Park Collection System serves the subdivisions in Cameron Park from Green Valley Road south to Highway 50, and the commercial area south of the highway at Cameron Park Drive. The major portion of the Cameron Park Area south of Highway 50 consists of five acre residential estates which are not connected into the sewer system.

The system consists of gravity pipelines ranging in size from 6 inches to 18 inches in diameter, and two pump stations and associated force mains which serve small sections of the development. The collection system terminates at the former Cameron Park treatment ponds adjacent to Country Club Drive and Hwy. 50. Under normal flow conditions, the flow bypasses these ponds and is transported through an 18 inch diameter gravity interceptor

MAJOR WASTEWATER SYSTEMS

WASTEWATER SYSTEM	COMMUNITIES SERVED	APPROXIMATE # OF SERVICE CONNECTIONS	RESPONSIBLE AGENCY
El Dorado Hills	El Dorado Hills	1,319	EID
Deer Creek/Mother Lode	Cameron Park, El Dorado, Diamond Springs, and Ponderosa Heights	3,435	EID
Camino Heights (a)	Camino Heights	80	EID
Rancho Ponderosa	Rancho Ponderosa	100	EID
Placerville	Placerville	2,892 (b)	City of Placerville
Rancho Murieta	Rancho Murieta	300	EID
Kirkwood	Kirkwood Meadows	181	EID

(a) Formerly County Sanitation District No. 1

(b) Number of units served, including commercial

SOURCE: Draft, El Dorado Irrigation District Water and Wastewater Masterplan, James M. Montgomery, Consulting Engineers, Inc., 1981

EXHIBIT 5-7

B) (continued)

1) Existing Wastewater Systems (continued)

to the Deer Creek Wastewater Treatment Plant located approximately two miles south of the highway. The flow enters the plant through an inverted siphon crossing Deer Creek. During extreme wet weather periods, however, the flow to the treatment plant has exceeded the capacity of the siphon, and the Cameron Park Ponds have been used for temporary storage to reduce the downstream flow.

Sanitation District No. 2 Collection System:

The Sanitation District No. 2 Wastewater Collection System serves the El Dorado/Diamond Springs Area, including the Deer Park and Golf Course Terrace subdivisions. The system starts at Gold Oak School approximately six miles east of Diamond Springs on Pleasant Valley Road. Septic tank effluent from the school flows through a four inch diameter pipeline to Big Cut Road, where it connects into another four inch line from the Yates Manor Mobilehome Park. This line then continues west to Diamond Springs.

The El Dorado/Diamond Springs Area is served by two major interceptor lines. One line collects wastewater from Diamond Springs and transports the flow through Deer Park and El Dorado parallel to Highway 49 to the El Dorado ponds. The second major line, which collects flow from Golf Course Terrace and nearby areas, runs roughly parallel to Forni Road from Missouri Flat Road to Pleasant Valley Road. The two lines join into a 14 inch line at Pleasant Valley Road just east of the El Dorado ponds.

Construction of a new line serving the proposed Placerville Town Center and other points along El Dorado Road and Mother Lode Drive is now underway. This line, however, will connect directly into the Mother Lode Interceptor about a mile west of the El Dorado townsite.

There are thirteen pump stations in the Sanitation District No. 2 system, including the Gold Oak School and Yates Manor stations, and the proposed pump station for the Placerville Town Center. Four of the pump stations, Charles Brown, Deb's Frosty, Herbert Green and East Street, are located on the major interceptor lines and are therefore critical to the operation of the system.

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION III (continued)

B) (continued)

1) Existing Wastewater Systems (continued)

Mother Lode Interceptor:

The Mother Lode Interceptor carries flow from Sanitation District No. 2 to the Deer Creek Treatment Plan in Cameron Park. The interceptor was constructed under a Clean Water Grant after the waste discharge requirements for the former Sanitation District No. 2 treatment ponds were revised to prohibit discharge to Slate Creek. The interceptor began operations in 1980.

The interceptor starts at the El Dorado pump station, which pumps wastewater from the Sanitation District No. 2 ponds through a 8.9 mile, 12 inch diameter pipeline through Shingle Springs to Cameron Park. The last 6,000 feet of the interceptor is a gravity line. The interceptor also collects flow from the Buckeye Pump Station east of Shingle Springs, and from the Ponderosa Pump Station and interceptors which serve Ponderosa High School and the Ponderosa Heights subdivision. A pump station at Shingle Springs has also been constructed to serve future connections from that community, but is not yet in operation.

All of the Mother Lode pump stations are equipped with telemetry equipment, and the Shingle Springs pump station has facilities for standby power generation. The El Dorado and Ponderosa Stations have provisions for emergency storage, and the Buckeye Pump Station can overflow into an existing leach field in the event of pump failure.

Deer Creek Wastewater Treatment Plant:

The Deer Creek Wastewater Treatment Plan is located approximately two miles south of Highway 50 in Cameron Park. The plant provides tertiary treatment of wastewater from the Cameron Park and Mother Lode Service Areas with disposal to Deer Creek. The plant was originally constructed in 1974 to serve the Cameron Park Area, but was expanded as part of the Mother Lode project to handle the additional flows from the Mother Lode service area. The existing plant has a design ADWF capacity of 1.17 mgd, of which 0.324 mgd is allocated to the Cameron Park service area and 0.845 mgd to the Mother Lode service area. Current average dry weather flow to the plant is approximately 0.62 mgd; current peak wet weather flow exceeds 2.7 mgd.

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION III (continued)

B) (continued)

1) Existing Wastewater Systems (continued)

The major area of concern at the Deer Creek Treatment Plan, is the capacity of the plant to handle peak wet weather flows. Current peak wet weather flows (PWWF) already exceed 90 percent of the plant design PWWF capacity, and current peak wet weather flows from the Cameron Park service area are twice its allocated PWWF capacity. This means that Cameron Park is using a significant portion of the capacity allocated to the Mother Lode service area that is needed to meet Mother Lode service commitments. At the present time, existing and committed flows from the Cameron Park and Mother Lode service areas constitute 58 percent of peak dry weather flows (PDWF) plant capacity, but over 125 percent of PWWF capacity.

Camino Heights Wastewater System:

The Camino Heights Wastewater System (formerly El Dorado County Sanitation District No. 1) serves approximately 80 residential and commercial units in the Camino Heights subdivision located immediately south of Highway 50 about 3 miles east of Placerville. The wastewater system was constructed in 1964 and was designed to serve the ultimate buildout of the area within the district boundaries.

Collection System:

The existing collection system consists of approximately 7,700 feet of 6 inch and 1,000 feet of 8 inch diameter asbestos cement gravity pipeline. A main line runs along Camino Heights Drive from Highway 50 to the treatment plant, with branch lines joining from connecting streets. The extent of the system has not changed since its initial construction.

The collection system is in generally good condition. However, the treatment plant receives high peak flows during rainy periods, indicating that there may be substantial amounts of infiltration/inflow entering the system.

Treatment and Disposal Facilities:

The original Sanitation District No. 1 treatment facility consisted of a 50,000 gpd extended aeration package plant designed to provide secondary treatment of wastewater prior to discharge to an adjacent tributary of Weber Creek. However, initial flows to the plant area were too low to permit efficient or economical

B) (continued)

1) Existing Wastewater Systems (continued)

operation of the plant. This factor, coupled with the subsequent "no discharge" requirements set by the Regional Board, forced the abandonment of the package plant in favor of the lagoon and spray disposal system currently in use.

The existing facilities consist of an aerated lagoon, two storage ponds, chlorination equipment, and irrigation pumps and sprinkler systems. The clarifier unit of the existing package plant is currently used as a chlorine contact basin. The treatment plant also has facilities for receiving septage from the U.S. Forest Service and private septic tank pumpers in the area, although septage from commercial haulers is not accepted at the present time.

Rancho Ponderosa Wastewater System:

The Rancho Ponderosa Wastewater System serves approximately 100 residences in the Rancho Ponderosa subdivision adjacent to Green Valley and Ponderosa Roads near the community of Rescue. The system was constructed in 1965 and consists of approximately 9,000 feet of 6, 8 and 10 inch VCP collection sewers and two oxidation/percolation ponds adjacent to Kelly Creek. There is one small lift station in the system, containing two 7½ horsepower wet-pit sump pumps.

The current waste discharge requirements for Rancho Ponderosa, issued in 1975, limit the flow to 35,000 gpd and prohibit direct discharge of wastewater to surface waters or drainage courses. However, seepage from the ponds has occasionally resulted in wastewater entering Kelly Creek.

The two oxidation ponds are operated in series. Influent wastewater discharges into the bottom of the first pond and and then overflows into the second pond. Clogging of the influent pipe by sludge has caused wastewater to back up into the influent line and overflow into adjacent back yards.

Other problem areas include poor access to the facilities and lack of electricity, which prohibits needed aeration of the first pond.

Existing Wastewater Flows:

Wastewater records for El Dorado Hills, Deer Creek/Mother Lode and Placerville wastewater systems indicate that residential

B) (continued)

1) Existing Wastewater Systems (continued)

wastewater generation rates range from 150 to 300 gallons per day per household with an average unit generation rate of 250 gpd per household. The estimated wastewater generation rate for commercial developments are approximately 2,000 gpd per acre. It is anticipated that these unit flows will remain fairly constant due to consumer habits.

2) Future Wastewater Requirements

The current design capacity of the wastewater treatment plants at Deer Creek and El Dorado Hills is probably not sufficient to serve the needs of EID at the projected growth rates beyond the year 2000.

It is probable that the State Water Quality Control Board will not allow significant discharge increases to the Cosumnes and the American River Drainage Basins in the future, and may even require that surface discharges be discontinued.

El Dorado Hills

A number of alternatives for the provision of adequate wastewater disposal facilities have been outlined in the Draft Wastewater Master Plan, prepared by James M. Montgomery, Consulting Engineers, Inc., June 1981.

The most cost effective alternative projected for this area is the construction of a new gravity pipeline in the northern portion of the Silva Valley (located adjacent to the El Dorado Hills area to the east) that would transport wastewater to a pump station or treatment plant located near the intersection of New York Creek and Green Valley Road. This new pump station or treatment plant would handle flows from the Marina Village pump station, Lake Hills Estates, Upper Silva Valley and the T-1 pump station, which would then be abandoned. A force main constructed along Silva Valley to the summit in Silva Valley (located to the south of the new high school site) would discharge into a gravity pipeline that would also serve as a collector sewer for the southern portion of Silva Valley. This gravity line would then extend south of the highway and connect into the existing treatment plant on Latrobe Road.

APPENDIX 5 (continued)

PUBLIC UTILITY DISTRICT CAPACITY (continued)

DIVISION III (continued)

B) (continued)

2) Future Wastewater Requirements (continued)

The Deer Creek/Mother Lode Service Area

The local interceptor routes within the Cameron Park, Shingle Springs and Mother Lode Areas would not be directly affected by treatment plant site locations. The design capacity of the treatment plant is, however, dependent upon the location of the treatment plant. If all flows within the existing service area continue to flow to the Deer Creek Treatment Plant, the average daily dry weather flow (DDWF) discharge into Deer Creek could be as high as 8.1 mgd. The Deer Creek channel is too small to accommodate this high a flow. In addition, the expansion of the existing Deer Creek plant by 400% would be difficult due to site limitations. The existing interceptor from Diamond Springs to the Deer Creek Treatment Plant is undersized and to provide sufficient capacity, a parallel pipeline would be required to transport flows to the Deer Creek Treatment Plant.

The lack of disposal capacity in Hangtown Creek and site restrictions impose similar constraints on expansion of the Placerville Treatment Plant. About 3.5 mgd average daily dry weather flow or 5.2 mgd PDWF from Placerville will require treatment by 2020. To solve both problems in the most cost-effective manner, flows from Placerville and El Dorado/Diamond Springs would be diverted to a new 7.3 mgd treatment plant with reclamation facilities located between El Dorado and Shingle Springs near Greenstone Estates. By diverting wastewater to the new treatment plant site, the portion of the Mother Lode interceptor from Greenstone Estates to the Deer Creek treatment plant would have sufficient capacity for the 40 year planning period. The Deer Creek treatment plant would be expanded to provide treatment for 4.3 mgd (ADWF). The existing wastewater discharge permit allows a maximum of 3.2 mgd to be discharged to Deer Creek.

NOTE: The draft Water and Wastewater Master Plans, June 1981, by James M. Montgomery, Consulting Engineers, Inc., was used as a major reference document for the El Dorado Irrigation District Service Area analysis. For further information, see this document.

APPENDIX 6

ENVIRONMENTAL IMPACT REPORT

FOR

THE LONG RANGE LAND USE PLAN

APPENDIX 6

ENVIRONMENTAL IMPACT REPORT

FOR

THE LONG RANGE LAND USE PLAN

This Environmental Impact Report, prepared for the El Dorado County Long Range Land Use Plan, is designed to address the estimated major potential environmental consequences that may occur with the adoption and implementation of the Long Range Land Use Plan. The environmental division that follows is based upon the strategy outlined in C.E.Q.A. Section 15148 that discusses the EIR as a part of the General Plan and the General Plan Guidelines, Chapter 2, that also references the integration of the General Plan and the EIR. The General Plan Guidelines, authorized by the California Council in Intergovernmental Relations in 1973 succinctly state:

> "Given the nature of the document as a long range set of policies and principles, it is not always practical to apply each of the seven points noted in the CEQA with the same degree of specificity that is applied to a specific project. The general plan environmental analysis should take on broader scope than the analysis which is done on a specific project which has specific, well defined limits."

It is intended that the information, as presented in this document, is to allow successive, more specific projects that may occur within the area to be incorporated, by referencing the environmental information, as outlined in the text, and as stated in CEQA Section 15068.5. This EIR for the Long Range Land Use Plan is not, however, designed or intended to address all of the detailed impacts that a specific project may create. Due to the unknown extent of the various impacts resulting from these projects, where discretionary approval is exercised by the County, a more detailed Environmental Impact Report may be required to address these specific impacts. This "tiering" of EIR's from the General Plan to specific projects, will enable the lead and responsible agencies to better assess the range of impacts that may be caused by proposed projects. The value of this "tiering" is where successive levels of impacts can be mitigated at each level.

Refer to each adopted Area Plan EIR for a more detailed area by area assessment of potential impacts and mitigation measures.

A) Description of the Project

See the Summary at the beginning of text for a description of the project.

ENVIRONMENTAL IMPACT REPORT (continued)

B) Description of the Environmental Setting

1) Refer to the 1969 General Plan, Pages 1 to 65 for a description of the physical and cultural environment of El Dorado County, on file at the El Dorado County Planning Department Office, during normal business hours.

2) Refer to each adopted Community Area Plan for a more detailed description of the physical and cultural setting in each plan area in El Dorado County, available for review during normal business hours at the El Dorado County Planning Department.

3) Refer to the South Fork of the American River Project (SOFAR) Environmental Impact Report, Volume 3, Exhibit W, for a detailed description of the physical and social environment of El Dorado County, available for review during normal business hours at the El Dorado County Library.

4) Refer to the Regional Transportation Plan, Environmental Impact Report (1976), available for review during normal business hours at the El Dorado County Planning Department Office.

C) Environmental Impacts and Mitigation Measures

This section of the Environmental Impact Report presents a discussion of all known and expected environmental impacts that the adoption and subsequent implementation of the Long Range Land Use Plan may cause. This discussion is arranged by environmental category, and where specific impacts are identified, a subsection follows that contains specific mitigation measures. The Long Range Land Use Plan represents an intensification of land use potentials in some areas and a reduction in others. The environmental discussion that follows is an analysis of those effects that the adoption of the Plan may cause to the existing environment in El Dorado County. The few impacts that are identified will result primarily from construction activities.

The Long Range Land Use Plan responds to various sensitive environmental conditions by providing development standards and policies that will act to preserve these lands in relatively large acreage parcels. Conversely, the Long Range Land Use Plan will encourage development to occur in areas that are not sensitive and are, or can be, provided with public services.

1) Soils and Geology

With the adoption of the Plan, land use densities in some areas may be increased. Impacts can be expected to be caused by construction and grading activities as roads and building sites are created. The primary problem is that increased

C) Environmental Impacts and Mitigation Measures (continued)

1) Soils and Geology (continued)

levels of development activities may cause erosion and siltation. Erosion would be most likely to accompany development and construction activity on slopes over 30%, and on slopes over 20% that are cleared of vegetation or are burned and on unstable soils and slope areas. In order to reduce the likelihood of erosion, the Plan designates large acreage zoning (10-20 acres and larger) in these steep canyon areas. The areas that are designated for Urban Uses are, for the most part, located in areas of slopes under 30% and little, if any, erosion is expected to occur in these areas.

The overall impacts of soils and geology in the Long Range Land Use Plan are not expected to be significant. For areas where construction activity will occur, potential adverse effects can be minimized by the following mitigation measures:

Mitigation Measures:

a) El Dorado County should prepare and adopt a grading ordinance that regulates the time of year, amounts of subsequent slope stabilization,methods for grading and construction activity.

b) Areas of potential soil and geologic hazards should be preserved from development; i.e., unstable slopes or slide areas.

c) All areas where the soil cover has been disturbed should be stabilized according to the Soil Conservation Service practices and recommendations.

d) Refer to each Area Plan for specific mitigation measures.

2) Hydrology

The environmental effects caused by the adoption of the Long Range Land Use Plan to surface and ground water systems would be attributed to man's development activity and subsequent habitation in El Dorado County. Areas of concern would be: (a) increasing amounts of impervious surfaces, such as for rooms and buildings that would increase runoff amounts; (b) increased use by a larger population of toxic substances such as pesticides and other chemicals; (c) increased use of private wells in the area, possibly causing a local depletion in the ground water supplies; and (d) increased use of water and the discharge of wastes.

ENVIRONMENTAL IMPACT REPORT (continued)

C) Environmental Impacts and Mitigation Measures (continued)

2) Hydrology (continued)

The long term effect of the adoption of the Plan will be for all intensive land uses to be located in the Urban Area where sewer service can be provided and treated according to State Water Quality Guidelines. The other area that may accommodate additional growth is the Rural Residential Area where sewer will not be provided and the primary source of effluent disposal will be by septic system. Where the density is high enough, there exists a remote possibility that septic effluent may be introduced into the ground water reservoir. However, the proper design and siting of septic systems per County and State regulations should minimize or eliminate this problem. The impact to hydrological resources in the County with the adoption of the Long Range Land Use Plan will not be significant. For the minor impacts that may occur, the following mitigation measures should minimize these impacts:

Mitigation Measures:

a) Locating impervious surfaces as far as possible from stream channels, and utilizing vegetation to decrease runoff velocity to allow time for infiltration into the soil.

b) Installation of sewer systems in areas where existing residential use of septic systems has experienced a high incidence of failure.

c) Determine areas where ground water recharge occurs and prohibit septic systems in those areas.

d) A non-building setback should be 100 feet from perennial streams, 50 feet from intermittent streams (defined as a stream flowing six months per year or less), 150 feet from lakes, and 100 feet from ponds (a lake is defined as having a surface area greater than one acre at high water line; a pond has less than one acre), as recommended by the Environmental Health Department.

e) There should be no discharge of untreated effluent, chemicals or pesticides to any of the streams, ponds, or lakes in the Plan.

f) Locating industrial, multi-family and high density residential land uses in locations having a high capacity for intensive use, and conditioning these land uses so that public water and sewer must be available before development occurs.

g) Refer to each Area Plan for specific mitigation measures.

C) Environmental Impacts and Mitigation Measures (continued)

3) Vegetation

The impacts that increased levels of development may have on the existing vegetation pattern in El Dorado County may be significant. Man's development activities, including construction and burning, can alter the existing vegetation pattern to a great extent.

Depending on the specific plant community where a proposed activity is to take place, the amount of modification may range from being minimal, to being significant. In general, most development activities will not create a significant impact to vegetation. In some cases, a modification of the vegetation by fire or other removal has a beneficial effect. An example of this is the chaparral plant association where, after a period of years, the majority of the plants have reached maturity. Because of a usual, extremely dense canopy of vegetation, young plants, due to the competition for water and soil nutrients, will not grow. The vegetation in these areas has, in effect, stagnated. Additionally, these mature chaparral plant communities provide less than optimum browse and forage for wildlife. By total or selective removal of vegetation by fire or mechanical means, the canopy is opened up to allow seedlings to grow and mature. The plant community then becomes a dynamic, changing vegetative association that may successfully support a wider range of wildlife.

Man's development activities, including the construction of homes, commercial and industrial and roadway development will probably have the greatest effect upon vegetation. In general, converting land to residential and other Urban Land Uses often destroys vegetation for short periods of time. Vegetation can be considered as a "resilient" environmental feature that can recover from disturbance in most cases. The recovery of native vegetation from disturbance is dependent upon many factors, but can range from total revegetation to no vegetation. Additionally, many disturbed areas are revegetated with non-native species that are more tolerant of disturbance than most native varieties.

A number of rare and endangered plant species are found in El Dorado County which have had their sites inventoried by the California Native Plant Society. Refer to each adopted Area Plan, Vegetation Section, for specific information regarding the location and extent of these policies.

The impacts that the adoption of the Plan may have on native vegetation in the area will be varied. In areas where the

C) Environmental Impacts and Mitigation Measures (continued)

3) Vegetation (continued)

Plan requires a low density land use, the impacts to vegetation will not be significant. In areas designated for Urban Uses, extensive modifications to the existing vegetation can be expected and the impacts will probably be significant.

Mitigation Measures:

a) Maintain the riparian vegetative community undisrupted along all creeks and streams.

b) Encourage or require the practice of revegetation of all cut and fill slopes in the area, according to USDA Soil Conservation Service practices.

c) Landscaping and soil stabilization of commercial and industrial sites.

d) Discourage the removal of healthy trees, particularly those that are native to the area.

e) Reserve development from all wet meadows and riparian areas.

f) In areas of known or suspected rare or endangered plant species, require a specific site survey prior to or as a part of any discretionary approval by the County. Further, develop site specific mitigation as a part of the investigation to preserve these sensitive plants and their habitats through large acreage zoning or other mechanisms.

g) Refer to each Area Plan text for specific mitigation measures.

4) Wildlife

Like vegetation, the major impact on wildlife will occur in areas where the most intensive levels of development will occur. Wildlife can be considered to be the most transient of natural features in the area and some species are highly intolerant to man's presence and development activity, while others are very tolerant.

The wildlife that occurs in El Dorado County is typical of the Sierra Nevada Foothills and upper mountain areas. A

C) Environmental Impacts and Mitigation Measures (continued)

4) Wildlife (continued)

number of these species are listed as being on the rare, endangered or threatened list. Refer to the EIR contained in each Area Plan for a specific discussion and listing of these wildlife species.

At the time that the Long Range Land Use Plan was being prepared, staff consulted with the U.S. Forest Service and the State of California Department of Fish and Game. The result of these meetings was to develop a management plan for the long term preservation of the key deer winter range areas in El Dorado County through the recommendation for implementation of large acreage zoning. The deer range areas were targeted as an indicator species for habitat maintenance and preservation and also due to the fact that both the Forest Service and the State Fish and Game have extensive management programs for this species. Refer to the Rural Residential Division of this document for a detailed discussion.

Where intensive levels of development occur, a significant impact to native animal species can be expected. Where habitats are reduced or eliminated, the resident animal populations are likewise reduced or destroyed.

When large acreage zoning is utilized and parcel sizes remain above about a 10 or 20 acre minimum, the impacts are reduced to a less than significant level for most wildlife species. Refer to each Area Plan for a more site specific discussion and mitigation measures for these developmentally related impacts.

Mitigation Measures:

a) Maintain, through specific subdivision review procedures, the riparian corridors along all creeks and streams for wildlife habitats and movement.

b) Utilize the Planned Development Ordinance (PD) to allow for a clustering of residences, commercial and industrial development to maintain adequate open spaces.

c) Utilize large acreage zoning to maintain the identified, important habitat areas (20 acre minimums and larger).

d) Refer to the Rural Residential Policies for recommended zoning categories for habitat preservation.

e) Refer to the mitigation measures contained in each Area Plan text.

C) Environmental Impacts and Mitigation Measures (continued)

5) Air Quality

El Dorado County is located in the Mountain Counties Air Basin, as defined by the California Air Resources Board (ARB). The air basin includes the western slopes of the Sierras and extends from Plumas through Mariposa Counties, with El Dorado County at the center of the air basin. These counties are largely rural areas with about 47% of the land areas owned by the federal government as national forests and parks. Total population in the air basin was estimated to be 253,159 in 1977. (ARB 1978).

The major pollutant emission sources in the air basin are attributable to agriculture, lumbering, mineral quarrying or mining, and mobile sources. However, the pollutant concentrations observed are not attributable solely to sources in the air basin. Wind flows (generally west) advect pollutants into the air basin from the large population centers to the west. Pollutants from the Sacramento area are a primary source of pollutants for El Dorado County.

California is developing and updating a State Implementation Plan (SIP) to control strategy revisions to meet Environmental Protection Agency (EPA) requirements in compliance with the 1977 Clean Air Act Amendments. The California Air Resources Board SIP working documents, (ARB, 1978a) state that standards for oxidants and particulate matter in the Mountain Counties Air Basin have been and will be violated in the future. The lead standard has been violated in the past but is expected to be achieved at this time. The standards for other pollutants are not expected to be violated.

Prior to 1978, limited amounts of oxidant data existed. These data indicated that oxidant standards were being violated in various areas of El Dorado County. The extent of this violation, the pollutant source, and degree of violations had not been defined. The El Dorado Irrigation District (EID) borrowed an ozone monitor from EPA, but instrument problems limited satisfactory data collection to portions of July, August, October and November 1978. Meanwhile, the Air Resources Board operated ozone monitors (as a part of another project) at Placerville Airport, Sly Park, Strawberry and Coloma. Data for these locations is available for: Placerville, Placerville Airport, Sly Park Dam, Strawberry, Coloma and South Lake Tahoe.

As the population level in El Dorado County continues to increase, it is estimated that the air quality now existing will not be significantly impacted or degraded from sources located within the County. The continued monitoring and

C) Environmental Impacts and Mitigation Measures (continued)

5) Air Quality (continued)

implementation of the State Improvement Program, and the continued regulations of the EPA for mobile sources, all support the estimation of continued good air quality in El Dorado County.

As the population level significantly increases in other counties adjacent to El Dorado County, primarily Sacramento County, the air quality now found in El Dorado County may be somewhat degraded due to the prevailing west winds importing pollution generated in Sacramento County. Refer to each adopted Area Plan and the SOFAR Exhibit W, for a more detailed discussion on local air quality.

The following mitigation measures are proposed to provide some relief for the minor impacts that are anticipated to be caused to air quality now found in El Dorado County:

Mitigation Measures:

a) Encourage car pooling and the provision of adequate park 'n pool areas along U.S. Highway 50 in El Dorado County.

b) Investigate and provide for public transit to locations in El Dorado County when densities permit.

c) Control the burning of debris and vegetation to standards as provided by the California Department of Forestry and local fire protection districts.

d) Continue to work with the Air Resources Board and the El Dorado County Air Pollution Control Officer for the identification and correction of stationary and mobile pollution sources.

e) Permit only non-polluting, "clean" industries to be located in El Dorado County.

6) Water Quality

The majority of all surface waters originate from snowmelt in the upper mountains of the Sierra Nevada Mountains in El Dorado County. This upper mountain area is a watershed of dense and impermeable granite and metamorphic rocks. Rainfall and snowmelt have little opportunity to acquire dissolved salts and other organic and non-organic nutrients

C) Environmental Impacts and Mitigation Measures (continued)

6) Water Quality (continued)

minerals and chemicals. In general, the water quality in higher elevation creeks and streams is excellent. As these stream and river channels progress further downslope, the potential for contamination is greater from runoff of municipal, industrial and residential land uses.

Ground water is also an important source of water both in the Lake Tahoe Basin and in the West Slope area of El Dorado County. The Lake Tahoe Basin ground water reservoir is a major supply source for municipal water for the South Shore of Lake Tahoe (Culp-Wesner-Culp - 1979). The utilization of this reservoir for domestic purposes was one of the things that prompted the requirement that all areas in the Lake Tahoe Basin must be provided with sewers that are exported out of the Basin. The objective for this sewer requirement was so that not only would the Lake itself remain unpolluted, but also the ground water reservoir under much of the Basin as well.

The ground water saturation on the Western Slope of the Sierra Nevada Range is quite different. Most of this area is underlaid by relatively massive formations of bedrock where the ground water occurs in the small openings along fractures. The rock mass itself is relatively impermeable and the amount of water available is a function of the amount of fracturing in the bedrock. Typically, the ground water available in the metamorphic formations is higher than the amounts available in the granitics. (Refer to the Geo-hydrologic Study of the Pleasant Valley Area 1977, George Wheeldon, on file at the El Dorado County Planning Department Office.) In most rock formations, the major water-bearing joints are near vertical, while other joints that break up the rock mass occur in flat to moderately steep angles.

Although the ability of septic systems to contaminate these ground water holdings is considered to be insignificant, the continued utilization of State Water Quality Control Guidelines and County Ordinance requirements for the proper installation of septic systems, should minimize these problems.

With the current regulations that govern discharge and utilization of toxic and other harmful substances, and with the implementation of future regulations, such as the Clean Water Act, the good water quality now found in the County is expected to be maintained. The adoption and subsequent implementation of the Long Range Land Use Plan should not significantly impact the overall water quality in the County. Where minor impacts do occur, the following mitigation measures are proposed:

C) Environmental Impacts and Mitigation Measures (continued)

6) Water Quality (continued)

Mitigation Measures:

a) For the protection of water quality in intensive use areas, require storm drainage management plans, seasonal construction schedules, grading plans and revegetation plans for any subdivision projects.

b) If large animals or equestrian centers are planned, the location and maintenance of the animal confinement and waste storage areas must conform to the California State Water Resources Control Board "Minimum Guidelines for Protection of Water Quality from Animal Wastes".

c) In areas where septic tanks are utilized, parcel size and conformance with State and local sewage disposal regulations should mitigate any potential adverse environmental impacts regarding water quality.

d) In order to protect the water quality in some areas along creeks and streams, large parcels are necessary to ensure a satisfactory siting of individual septic systems at a sufficient distance from any surface drainage ways.

e) Agricultural pursuits should also be monitored and regulated so as to prevent runoff containing fertilizers, pesticides, animal wastes or other contaminants from degrading the streams in the area. Larger parcel sizes are recommended for areas which are served by wells and septic systems. These measures then become inherently mitigating.

f) Refer to each Area Plan EIR for specific mitigation measures.

g) Refer to mitigation measures in the Geology/Soils Section of this report.

7) Noise

At the present time, there is no detailed comprehensive assessment of noise levels within El Dorado County. However, the observation of existing ambient noise levels is consistent with the relatively low level of noise occurring within El Dorado County as a whole. There is a constant low-level background noise, with

C) Environmental Impacts and Mitigation Measures (continued)

7) Noise (continued)

occasional intrusions of sporadic high level noise. Background or residual noise is the noise level existing as a result of the combination of many different sources which are individually undistinguishable. This level will vary from very low in remote wilderness areas, to relatively high levels in regions of concentrated activity. The sources of the intrusions might be highway noise, recreation activities or noise associated with residential activities, as might be found in a typical urban community.

Highway 50 contributes to the background noise levels within the County area because of its linear proximity to the populated portions of the County. The noise from the highway can be attributed to three main causes: tires, engine and related accessories, and aerodynamic and body noise.

The existing noise in the El Dorado National Forest is generally low-level background noise with occasional intrusions of high-level noise. Sources of intrusions in the National Forest include automobiles, trucks, airplanes, motorboats, snowmobiles and motorcycles. Open recreational areas in many cases are the source of noise. They are also considered to be noise-sensitive areas.

The noise impacts to the County will obviously increase as the population grows. These increases will be both for the short term and the long term. The overall noise environment in El Dorado County is not expected to be significantly impacted from its present high quality. (Refer to the Noise Element of the General Plan, on file at the Planning Department Office, and each Area Plan.) Where increased levels of development occur, the following mitigation measures should assist in alleviating any major increases in the ambient noise levels:

a) Utilize sound attenuation techniques and construction methods for localized areas of high potential noise generators.

b) Plan for compatible land uses; i.e., most non-residential uses along and around most major noise generators.

c) Utilize the comprehensive recommendations contained in the Noise Element of the General Plan.

d) Refer to the noise mitigation techniques specified in the Regional Transportation Plan and EIR (1976).

C) Environmental Impacts and Mitigation Measures (continued)

8) Transportation/Circulation

El Dorado County and its various Urban Areas are traversed by many state and county roads and city streets. State Route 50 is the main east-west highway connecting Sacramento, Placerville and South Lake Tahoe and continuing eastward across the United States. State Route 49 follows a north-south route through Placerville and into Auburn in Placer County and south into Amador County. State Route 193 traverses the western portion of the County mostly in a north-south direction between Cool and Placerville. State Route 89 runs north-south from near Truckee, around the west shore of Lake Tahoe, into South Lake Tahoe and continues southerly into Alpine County.

Rail service is provided by Southern Pacific Transportation Company between Sacramento and Placerville. Also, rail service, maintained by the Michigan-California Lumber Company, connects Camino and Placerville.

Air transportation facilities are available at the South Lake Tahoe Airport, with daily commercial flights to California cities. General aviation facilities are provided at Cameron Park, Georgetown and Placerville.

Water transportation facilities are available at the Port of Sacramento, Port of Stockton, or ports in Oakland and San Francisco.

Transit service in the County includes the South Lake Tahoe public inter-city bus system, with ski busses in the winter, Greyhound service daily connecting Placerville and South Lake Tahoe to points east and west, taxi service in Placerville and South Lake Tahoe, and the El Dorado Transit Bus System on the Western Slope of El Dorado County. The main utilities within the County are Pacific Gas and Electric Company and the Sierra Pacific Power Company. Natural gas is supplied by the South Tahoe Gas Company to the South Lake Tahoe area and is the only supplier of natural gas in El Dorado County.

Non-motorized transportation systems include hiking, bicycling and equestrian trails. There are numerous hiking trails in El Dorado County, with the most notable being the Pacific Crest National Scenic Trail. It runs mainly north and south through the eastern portion of the County and is a hiking and equestrian trail. A hiking/biking/equestrian corridor is being proposed by the

C) Environmental Impacts and Mitigation Measures (continued)

8) Transportation/Circulation (continued)

California Department of Parks and Recreation to run north and south through the western portion of the County. It will be called the Sierra Nevada Foothills Trail. Bicycling trails exist in Placerville and South Lake Tahoe, as well as in rural areas throughout the County.

With the increase in population, the transportation systems may or may not be significantly impacted. If short and long term improvements are not provided for, the impacts will be significant. If a continual program of planning for and updating of the transportation systems in El Dorado County occurs, the impacts will be minor. (Refer to each adopted Community Area Plan for a Transportation Analysis.) For the purposes of this environmental impact report, it is assumed that the transportation facilities in El Dorado County will continue to be updated and improved. Therefore, the adoption of the Long Range Land Use Plan should not significantly impact transportation services in El Dorado County. In some areas, the improvement of roads and highways may lag behind actual development and population growth. Where this occurs, the following mitigation measures are provided:

Mitigation Measures:

a) El Dorado County will continue to promote and investigate all funding sources for transportation and roads, including assessment districts and "area of benefit" improvement districts.

   The current utilization of impact and mitigation fees should be considered as temporary only until the designated roads are no longer impacted or they are improved to an acceptable standard.

b) The County will consider that the State Legislature increase the State Gasoline Sales Tax to provide additional revenues for the State and County Road Fund.

c) Refer to Air Quality Section mitigation measures for additional mitigation.

d) Refer to each Area Plan Environmental Impact Report for additional mitigation.

ENVIRONMENTAL IMPACT REPORT (continued)

C) Environmental Impacts and Mitigation Measures (continued)

9) Schools

El Dorado County currently has 14 school districts, each containing a number of different educational facilities. The following chart summarizes these facilities by level and type:

EL DORADO COUNTY
EDUCATION SERVICES LOCATION OF FACILITIES

Private

Lake Tahoe Christian Elementary
El Dorado Jr. Academy
Cameron Park Montessori School
Camino Christian School

Junior High Schools

South Tahoe Intermediate School
Edwin Markham Jr. High School

High Schools

El Dorado (Placerville)
Independence (Diamond Springs)
Ponderosa (Shingle Springs)
El Dorado Adult
South Tahoe
Oak Ridge (El Dorado Hills)

Colleges

Lake Tahoe Community College
American River Jr. College (Placerville Campus)

Elementary Schools

Georgetown Divide
Northside (Cool)
Buckeye (Shingle Springs)
William Brooks (El Dorado Hills)
Camino Union
Gold Oak Union (Placerville)
Gold Trail Union (Placerville)
Indian Diggings (Somerset)
Al Tahoe (Lake Tahoe)
Bijou (Lake Tahoe)
Meyers (Lake Tahoe)
Sierra House (Lake Tahoe)
Tahoe Valley (Lake Tahoe)
Latrobe (Shingle Springs)
Charles Brown (Diamond Springs)
Herbert Green (Diamond Springs)
Pioneer Union (Somerset)
Louisiana Schnell (Placerville)
Sierra School (Placerville)
Pinewood (Pollock Pines)
Pollock Pines Union
Jackson (El Dorado Hills)
Rescue Union
Silver Fork (Kyburz)

C) Environmental Impacts and Mitigation Measures (continued)

9) Schools (continued)

With the adoption of the Long Range Land Use Plan, the population of El Dorado County will probably increase, although the actual levels of this increase are difficult to anticipate. Schools, for a number of reasons, seem to be some of the first public facilities to be impacted by this growth. A significant impact to educational services is anticipated as the County continues to grow. (Refer to each Area Plan for a more detailed discussion and mitigation measures.)

Mitigation Measures:

a) Actively petition the State to provide additional levels of funding for impacted school districts.

b) Use of school impact fees should be considered as temporary only until the school(s) are no longer impacted and a more permanent funding solution is provided.

c) The collection of school bedroom taxes for new structures should be considered as temporary only.

d) Require the dedication and approval of school sites as identified in the General Plan and each Area Plan.

e) Request that large developers provide improvements as a part of their process; i.e., access roads, etc.

f) Refer to each Area Plan for specific mitigation measures.

10) Police and Fire Protection

At this time, in El Dorado County, there are currently three law enforcement agencies and fifteen fire departments/ districts. The following table lists those agencies:

Police:

Placerville Police Department
South Lake Tahoe Police Department
El Dorado County Sheriff's Department

C) Environmental Impacts and Mitigation Measures (continued)

10) Police and Fire Protection (continued)

Fire Departments/Districts:

Placerville Fire Department
South Lake Tahoe Fire Department
American River Canyon Volunteer Fire Department
Cameron Park Fire Department
California Division of Forestry
Rescue Volunteer Fire Department
Pleasant Valley Fire Department
Pioneer Volunteer Fire Department
El Dorado Hills Fire Department
Diamond Springs Fire Department
Coloma/Lotus Fire Department
Georgetown Fire Department
Garden Valley Volunteer Fire Department
Meeks Bay Fire Department
Camino/Pollock Pines Fire Department

Increases in population will obviously effect the quality and response time of these services. At the present time, the County Sheriff and both municipal police departments are funded from each respective jurisdiction's general fund. As the population of the County increases, the ability to rapidly respond to emergencies decreases due to a larger service population.

Fire protection services follow a similar pattern; however, funding for the established districts is obtained from the General Tax paid by each resident to the County, which is then distributed to each district. (Refer to each Area Plan for a more detailed discussion of each fire protection district and law enforcement jurisdiction.)

The adoption of the Long Range Lane Use Plan will not, of itself, significantly impact these services. The eventual implementation of the densities and land use potentials, as displayed in the Plan with their resultant increases in population growth, will probably significantly impact services if additional funding is not provided. The following mitigation measures are proposed that will minimize these impacts:

Mitigation Measures:

a) The use of fire district impact and mitigation fees are to be considered as temporary only until a permanent funding solution is provided or the district is no longer impacted.

C) Environmental Impacts and Mitigation Measures (continued)

10) Police and Fire Protection (continued)

Mitigation Measures (continued):

b) As the population increases, provide for additional funding from the appropriate general fund source to adequately staff and equip each law enforcement jurisdiction.

c) Investigate State and Federal funding sources for police and fire staffing and equipment.

d) Require fire protection facilities to be constructed as a condition of approval of a large residential development (100+ units) when it is specifically identified to impact the existing services in the area.

e) The Long Range Land Use Plan incorporates policies and standards to require that fire protection be available in the Urban Areas.

11) Public Services and Utilities

El Dorado County is served by a number of public utilities. These are:

Name	Type	Location
El Dorado Irrigation Dist.	Public	Western Slope of El Dorado County (excluding Georgetown & City of Placerville)
Georgetown Divide Public Utility District	Public	Georgetown
Angora, Cave Rock, Lukins Bros., Tahoe Paradise, Tahoe Sierra Water Cos. (NOTE: Some of these are now combined in the So. Tahoe Public Utility Dist.)	Private	Lake Tahoe Area
South Tahoe Public Utility District	Public	Lake Tahoe Area

Electrical power for the County is provided by Sierra Pacific Power Company and Pacific Gas and Electric Company. Sierra

C) Environmental Impacts and Mitigation Measures (continued)

ii) Public Services and Utilities (continued)

Pacific Power Company supplies the Lake Tahoe area and Pacific Gas and Electric Company serves the Western Slope of El Dorado County.

Telephone service is provided by Pacific Telephone and Telegraph Company in El Dorado County.

Sewer service is supplied by the El Dorado Irrigation District with treatment facilities at El Dorado Hills, Cameron Park, El Dorado and Camino Heights. The City of Placerville serves all of the Placerville area and the South Tahoe Public Utility District serves the south end of the Tahoe Basin from Emerald Bay to Stateline, Nevada.

With increased levels of development, the provision of these utilities is a prerequisite. These utilities may become impacted if adequate plans for future service are not considered. The purpose of the Long Range Land Use Plan is to provide these utilities in the areas of El Dorado County that are projected for increased levels of development. The Long Range Land Use Plan incorporates standards and policies for the orderly provision of these services where development does occur. (Refer to each Area Plan for a more detailed discussion of the utilities.)

There will probably be some significant long term impacts to these utilities based upon the adoption of the Long Range Land Use Plan. Also, some short term impacts may occur with development and temporarily overburden existing facilities. To mitigate these short term impacts, the following measures are proposed:

Mitigation Measures:

a) These utilities should continue to charge a sufficient amount for new connections so that adequate funding for capital improvements and financing is assured.

b) El Dorado County should "balance" the utility capacity with the approval of various developments.

c) The standards and policies in the Long Range Land Use Plan require that specific levels of services must be available for various land use densities. If these services are not available, that land use should be precluded.

ENVIRONMENTAL IMPACT REPORT (continued)

C) Environmental Impacts and Mitigation Measures (continued)

11) Public Services and Utilities (continued)

Mitigation Measures (continued)

d) Each utility should continuously maintain a utility master plan and develop an ongoing capital improvement program.

e) Utility companies should investigate and pursue the formation of assessment districts that will provide funding for new improvements.

12) Recreation

A potentially significant impact may occur to recreation in El Dorado County as the densities, as displayed in the Plan, are realized. Private recreation may experience similar problems.

The County Recreation Element contains policies and standards for developing adequate park sites. The primary obstacle at this time is the lack of funding. Some funding is obtained by the dedication of fees and/or land for recreational purposes. (Refer to the County Recreation Element and each Area Plan for a specific discussion.)

Mitigation Measures:

a) Continue to require land and fee dedications for recreational uses as a part of the major subdivision approval process.

b) Consider recreational dedication requirements to include parcel maps.

c) Update and maintain the Recreation Element to the General Plan, include a short and long term capital improvement program.

d) Refer to each adopted Area Plan EIR for additional mitigation measures.

13) Aesthetics

Development in El Dorado County, to the extent allowed by the Long Range Land Use Plan, will alter present aesthetics. The degree of impact will depend upon the intensity of development. Low density residential development will, to a slight degree, alter present natural landscapes and add dwellings and accessory structures. Higher intensity land uses, such as high density residential, commercial or industrial developments, will

C) Environmental Impacts and Mitigation Measures (continued)

13) Aesthetics (continued)

have a significant impact upon aesthetics.

The consideration of aesthetics is a subjective evaluation. What may be pleasing to some, may be offensive to other individuals.

Mitigation Measures:

a) Develop design review procedures in sensitive and visually important land use areas for aesthetic quality as designated in each Area Plan.

b) Provide design guidelines and manuals to preserve significant historical and cultural resources.

c) Refer to the Scenic Highways Element and each Area Plan for additional specific policies and mitigation.

14) Energy

The major energy uses within the County will be from the daily use of vehicles and in moderating temperatures of structures. Gasoline and/or diesel will be consumed as a result of travel to places of employment, shopping and recreation. Energy conservation measures can be used to reduce overall energy use and are becoming more attractive to consumers as energy costs rise. In general, these methods involve: (a) decreasing vehicle miles traveled by providing alternative transportation; (b) careful siting of structures to obtain natural heating and cooling opportunities; and (c) providing a mixed land use within the Plan Area to reduce outside travel.

Alternative transportation is discussed under the Transportation/Circulation Section. Measures such as the installation and use of "park 'n ride" lots, car pooling and bus service will reduce vehicle miles traveled to some degree. Quantitative estimates of this reduction are difficult to assess.

Within El Dorado County, circulation considerations will assist in minimizing energy use. Good traffic management will reduce use of automobiles. Provisions for bikeways and pedestrian walkways will provide alternative means of transportation. The use of renewable fuels, such as wood, will offset residential energy use.

C) Environmental Impacts and Mitigation Measures (continued)

14) Energy (continued)

By providing and encouraging mixed land uses within the County, travel outside the area will be reduced. Also, by providing local shopping, vehicle miles will be reduced to commercial centers, usually in Sacramento. The adoption of the Plan will increase energy use, although this increase is considered a minor impact to the environment.

El Dorado County is fortunate in having excellent climatic opportunities for solar energy utilization. The Subdivision Map Act requires major residential subdivisions to be reviewed for solar opportunities. In the County this review is emphasized on multi-family and smaller ($\frac{1}{2}$ acre and under) acreage lots. The feasibility of providing total solar access will be determined by topography, economics and government incentives. The reduction of energy use through the use of solar energy, Title 24, Building Requirements, and use of wood to heat homes, could reduce this total amount by 50% to 80%. (Refer to each Area Plan for a more specific energy evaluation.)

Mitigation Measures:

a) Consideration will be given to solar opportunities in the development of major subdivisions. A minimum 60% of the proposed lots or units should be provided with southern access, where topography is suitable.

b) Efficient traffic management will be encouraged and should include alternate forms of circulation.

c) Car pooling, mass transit and similar programs will be encouraged.

d) State residential building standards requiring conservation and cost effective construction will offset energy use in the long term.

e) Provisions for mixed land uses will tend to provide needed services to the area and reduce vehicle miles traveled.

15) Cultural Resources

The California Archaeological Site Survey has been developed for several archaeological sites within El Dorado County. In addition, many historical sites are still in existence.

ENVIRONMENTAL IMPACT REPORT (continued)

C) Environmental Impacts and Mitigation Measures (continued)

15) Cultural Resources (continued)

El Dorado County, in general, can be considered highly sensitive. The adoption of the Long Range Land Use Plan could have potentially significant effects upon cultural resources of the area. (Refer to each adopted Area Plan and the Recreation Element for additional specific information.)

Mitigation Measures:

a) All rezonings and subdivisions should have a record search conducted to determine whether historic or prehistoric sites exist on the property in question.

b) Any development project with the potential to disturb identified cultural sites should be required to protect the site through a designation either of Open Space, Green Belt, or a non-building setback, and any disturbance of the site will be precluded.

c) Areas not previously surveyed should have an archaeological field survey performed by a qualified professional archaeologist in cooperation with the Regional Office of the Archaeological Site Survey. Identified sites should be protected by designation of either Open Space, Green Belt or a non-building setback, so that any disturbance of the site will be precluded.

D) Significant Environmental Effects of the Project

This section represents specific environmental concerns that may be incurred if the project is adopted. Due to a variation in potential land uses and densities, the projected environmental impacts are identified by General Plan designation. Mitigation measures are included in the previous section. The development policies can also be considered as mitigation measures. Also, refer to specific mitigation measures in each Area Plan.

E) Identified Potential Significant Impacts

1) Industrial

a) Archaeology: Potential to disturb prehistoric sites. Refer to mitigation measures.

b) Vegetation: Probable high degree of habitat modification or alteration. Refer to mitigation measures.

ENVIRONMENTAL IMPACT REPORT (continued)

E) Identified Potential Significant Impacts (continued)

1) Industrial (continued)

c) Wildlife: Probable high degree of habitat alteration. Refer to mitigation measures.

d) Air Quality: Potential to generate point source emissions. Refer to mitigation measures.

e) Noise: Potential to increase ambient noise levels. Refer to mitigation measures.

f) Public Services: Potential impact upon water and sewer service. Refer to mitigation measures.

g) Aesthetics: High probability to disturb landscape. Refer to mitigation measures.

n) Fire Protection: May cause potential impact upon district capabilities. Refer to mitigation measures.

i) Traffic: Increase in traffic may overburden local roads. Refer to mitigation measures.

2) Commercial

a) Archaeology: Potential to disturb prehistoric sites. Refer to mitigation measures.

b) Vegetation: Probable potential to disturb habitat. Refer to mitigation measures.

c) Public Services: Potential impact upon water and sewer systems. Refer to mitigation measures.

d) Aesthetics: High probability to disrupt landscape. Refer to mitigation measures.

e) Traffic: Increase in traffic may overburden local roads. Refer to mitigation measures.

3) Multi-Family Residential (to 20 d.u./acre)

a) Archaeology: Potential to disturb prehistoric sites. Refer to mitigation measures.

b) Vegetation: Probable high degree of habitat modification. Refer to mitigation measures.

ENVIRONMENTAL IMPACT REPORT (continued)

E) Identified Potential Significant Impacts (continued)

3) Multi-family Residential (continued)

c) Wildlife: Probable disruption of habitat. Refer to mitigation measures.

d) Schools: Student generation potential. Refer to mitigation measures.

e) Public Services: Potential impact upon water and sewer systems. Refer to mitigation measures.

f) Recreation: May have a potential impact upon public recreation facilities. Refer to mitigation measures.

g) Aesthetics: Potential disturbance of natural landscapes. Refer to mitigation measures.

h) Fire Protection: Potential impact upon district capability. Refer to mitigation measures.

i) Traffic: Potential impact upon local roads. Refer to mitigation measures.

4) High Density Residential (to 5 d.u./acre)

a) Archaeology: Potential to disturb prehistoric sites. Refer to mitigation measures.

b) Vegetation: Potential high degree of habitat modification and potential to disturb rare and endangered plants. Refer to mitigation measures.

c) Wildlife: Probable high degree of habitat disruption. Refer to mitigation measures.

d) Schools: Potential student generation. Refer to mitigation measures.

e) Public Services: Potential impact upon water and sewer systems. Refer to mitigation measures.

f) Recreation: May cause potential impact upon recreational facilities. Refer to mitigation measures.

g) Aesthetics: Potential disruption of natural landscapes. Refer to mitigation measures.

h) Fire Protection: Due to potential impact upon service capabilities and development within extreme fire hazard areas. Refer to mitigation measures.

ENVIRONMENTAL IMPACT REPORT (continued)

E) Identified Potential Significant Impacts (continued)

4) High Density Residential (continued)

i) Traffic: Potential impact upon local roads. Refer to mitigation measures.

5) Medium Density Residential (to 1 d.u./one acre)

a) Archaeology: Potential to disturb prehistoric sites. Refer to mitigation measures.

b) Soils and Geology: Potential effect of septic system waste disposal. Refer to mitigation measures.

c) Water Quality: Potential effect of septic systems and erosion potentials. Refer to mitigation measures.

d) Schools: Potential generation of students. Refer to mitigation measures.

e) Public Services: Potential impacts upon public water and sewer systems. Refer to mitigation measures.

f) Recreation: May cause potential impact upon public recreational facilities. Refer to mitigation measures.

g) Fire Protection: Due to impact upon service capabilities and impact of development in areas of extreme fire hazard. Refer to mitigation measures.

6) Low Density Residential (1 d.u./5 acres)

a) Water Quality: Potential effect of septic system waste disposal. Refer to mitigation measures.

b) Schools: Potential generation of students. Refer to mitigation measures.

7) Rural Residential/Agriculture (1 d.u./10 to 160 acres)

a) Water Quality: Potential use of septic system waste disposal and potential contamination from animal waste. Refer to mitigation measures.

8) Parks/Recreation

a) Archaeology: Potential to disturb prehistoric sites. Refer to mitigation measures.

F) Significant Environmental Effects That Cannot Be Avoided

Many of the potentially significant impacts identified by the previous sections can be reduced to an insignificant level, but not eliminated. The areas where this holds true are associated with grading of land, air quality, vegetation, wildlife and aesthetics. Significant impacts upon services can be mitigated through funding, while the five areas mentioned above are actual changes in the environment.

The County is exceeding air quality standards for oxidant. In addition, other vehicular emissions will be added to the atmosphere which, although still within existing standards, will add to air quality degradation.

Development of lands for medium to high density residential, industrial and commercial uses will cause grading and changes in wildlife habitat and vegetation, in addition to modifying the landscape.

The increase in human population exerts pressure on the natural environment. The Long Range Land Use Plan has attempted to reduce impacts to an acceptable level through careful consideration of land use, development policies and mitigation measures.

G) Alternatives to the Proposed Plan

Alternatives should be discussed and evaluated in order to justify the proposed project. This section discusses four alternatives: (1) conservation alternative; (2) no project without changes; (3) low intensity land use alternative; and (4) higher intensity land use alternative.

1) Conservation Alternative:

This alternative would entail a significant reduction in the growth potential within El Dorado County. Lands previously subdivided would be allowed to construct structures, as well as property zoned for specific land uses. Undeveloped rural residential property would cause the least impact on the environment. Precluding reasonable growth within the County has been found to be an unacceptable alternative. The availability of public services, circulation and a mixture of land uses makes this choice unacceptable.

2) No Project Without Changes

This alternative would mean that no updating of the 1969 General Plan would be done. This alternative has been found to be unacceptable for several reasons that are listed on the Project Summary. In summary, the reasons

G) Alternatives to the Proposed Plan (continued)

2) No Project Without Changes (continued)

are: rapid growth, services being utilized to capacity, a desire by the residents to update the County General Plan and a need to reassess the area in relation to long term growth patterns. This alternative may have a significant impact upon the environment due to the lack of a Long Range General Plan that will guide development and assist in review of the short term area plans.

3) Low Intensity Land Use Alternative

This alternative would provide for a lower overall density and lower ultimate population. This lessening of the ultimate population may also have less impact upon the environment. The available services, circulation system and land has been studied and been shown to be capable of supporting a higher overall density. This alternative is, therefore, less than optimum when considering the proposed plan. The proposed plan has considered the availability of services, land capabilities and overall growth within the County in the formulation of the proposed alternatives. A low intensity alternative would not fully utilize the existing and proposed services, such as roads, water and sewer systems. The identified significant impacts of the Long Range Land Use Plan have been reduced to an acceptable level through mitigation measures and development policies.

4) Higher Intensity Land Use Alternatives

This alternative discusses the increase in overall densities to a higher level than is now shown on the proposed Long Range Land Use Plan. This alternative would have a greater impact upon the environment and public services. In addition, sensitive areas, such as specialized habitats and prehistoric cultural sites, could be disturbed. The higher intensity alternative would tend to overburden public services and cause unacceptable environmental impacts. The Long Range Land Use Plan has a carrying capacity which has been ascertained through a balanced land use concept. Although a higher density could be achieved, it would be to the disadvantage of the environment.

Also, by rezoning of property to higher densities, open space areas, agricultural lands and wildlife habitats could become severely impacted. The growth level allowed by the proposed plan will carefully implement services to be provided for various new land uses.

G) Alternatives to the Proposed Plan (continued)

4) Higher Intensity Land Use Alternative (continued)

A higher intensity alternative has not been considered feasible, as the measures necessary to safeguard environmental and service considerations are unreasonable. Considerable road improvement, water system, sewer system and drainage system improvements would be required, making the high intensity alternative more feasible.

H) The Relationship Between Local Short Term Uses of Man's Environment and the Maintenance and Enhancement of Long Term Productivity

Development projects will tend to cause some cumulative effects to public services and a decrease in agricultural potential of some lands. The designation of some areas in the Plan as a future Urban Area will relieve growth pressures in other agricultural production. The Long Range Land Use Plan preserves areas of resource production potential. Also, due to the availability of public sewer, the Urban Areas can carefully be phased so as to not adversely affect the quality of water. The availability of roads and subsequent improvements to circulation will also increase public safety.

The cumulative and long range effects of growth within the County should be reduced to acceptable levels upon the adoption and implementation of the proposed Long Range Land Use Plan.

The careful consideration of land use, mitigation measures and development policies have been integrated to minimize degradation of the environment. The Plan itself can be viewed as mitigation for long term growth impacts.

I) Any Significant Environmental Changes Which Would Be Involved In The Proposed Action Should It Be Implemented

The environment within the County will be altered due to the adoption and subsequent implementation of the Plan. The impacts of these changes have been reduced to acceptable levels; however, they are irreversible. Such changes are in the use of resources, intense development and extension of service facilities.

Fossil fuels and other non-renewable resources will be consumed within the County. The heating and cooling of structures will result in a long term use of fossil fuels. The continued use of gasoline as fuel for vehicles will result in a long term use of fossil fuels.

Intense development on presently undeveloped properties will require extension of service facilities. The extension may

I) Any Significant Environmental Changes ... (continued)

involve major and minor street improvements and major and minor water and sewer line extension. The improvements, depending on scope, may be significant to serve additional levels of development.

J) Growth-Inducing Impact of the Proposed Action

The Long Range Land Use Plan, when adopted, would have the effect of guiding growth to areas where services can adequately handle increased density to the potential allowed by the land use map. Growth is, therefore, directed to areas that will have the least effect on the environment. Within the County, sewer, public water and road systems exist to serve the expected increase in Urban population. The development policies of the Plan require service capabilities to be assessed prior to approval of specific projects. The Plan has encouraged growth in serviced areas and discouraged growth in sensitive lands and areas without service.

K) Effects Found to Be Significant in the Previous Discussions

Many effects were determined to be insignificant. Discussions throughout the report give reasons for the findings making this determination. Refer to the previous sections to review land use category.

APPENDIX 7

NOTICE OF PREPARATION

DISTRIBUTION LIST

APPENDIX 7

NOTICE OF PREPARATION

DISTRIBUTION LIST

El Dorado County Agencies

Environmental Health
Public Works
Sheriff's Office
Air Pollution Control
Local Agency Formation
Commission (LAFCO)
Recreation
Planning
Board of Supervisors
Agricultural Commission

El Dorado County
Resource Conservation District

El Dorado Irrigation District

El Dorado County Agricultural
Council, Chamber of Commerce

El Dorado County Superintendent
of Schools

Amador County Planning Dept.

Alpine County Planning Dept.

Placer County Planning Dept.

Sacramento County Planning Dept.

State Agencies

Department of Fish & Game
Governor's Office
Office of Planning & Research

Regional Water Quality
Control Board

U.S. Forest Service

Sierra Planning Organization

California Tahoe Regional Planning
Agency

Tahoe Regional Planning Agency

City of Placerville

City of South Lake Tahoe

Pacific Gas & Electric

Pacific Telephone & Telegraph

Georgetown Divide Public Utility
District

South Tahoe Public Utility Dist.

El Dorado Hills Community Service
District

Cameron Park Community Service
District

APPENDIX 8

MITIGATION MEASURES

FOR THE

LAKE TAHOE AREA

RESOLUTION NO. 24-81; Adopted by the Board of Supervisors of the County of El Dorado January 27, 1981, incorporated herein as Appendix 8, reads as follows:

"A MEMORANDUM OF UNDERSTANDING AND COMMITMENT BY AND BETWEEN THE COUNTY OF EL DORADO AND THE SOUTH TAHOE PUBLIC UTILITIES DISTRICT TO ASSIST IN THE OBTAINING OF CERTAIN FEDERAL GRANT MONIES.

SECTION 1. Recitals

Whereas, South Tahoe Public Utilities District (hereinafter STPUD) must obtain certain federal grant monies in order to insure the long-term reliability of its facilities and to allow orderly and environmentally sound use of resources in expansion of its facilities;

And whereas, in order to obtain such grant funds it is necessary and desirable for the County of El Dorado (hereinafter County) to make certain commitments in cooperation with STPUD to insure the long and short term protection and enhancement of Lake Tahoe and its environment;

And whereas, without such commitments there is a substantial question as to the short-term reliability of the plant and its ability to perform its legal obligations without damage to the environment;

And whereas, the commitments contained herein are believed by the parties to contain adequate environmental safeguards to allow not only short-term upgrading of the plant, but its ultimate expansion to allow service to properties which are developable under the upcoming environmental threshold determinations of the Lake Tahoe Basin;

The parties do therefore enter into this memorandum of understanding and commitment.

SECTION 2. Mitigation Measures

The County hereby agrees to undertake or continue the following mitigation measures in the areas specified, subject to the conditions and exceptions set forth in Section 3 hereof and subject to the Board of Supervisors of El Dorado County retaining the right to unilaterally set priorities for the commitment of staff time and monies as it sees fit. For clarification, the reference numbers for each mitigation measure in the Mitigation Program are shown in parenthesis.

1. 208 Plan

A. Erosion and Drainage Projects

1. The County commits to continue to require the approval of the California Regional Water Quality Control Board, Lahontan Region (hereinafter Lahontan) on all building permits within the basin. (1, 6, 7, 8, 11, 12).

SECTION 2. Mitigation Measures (continued)

1. 208 Plan (continued)

A. Erosion and Drainage Projects (continued)

2. The County commits to continue to work with the Resource Conservation District on all public projects (2).

3. The County commits to continue to improve roadside slopes and drains on a routine basis. (2,4)

4. The County commits to study the feasibility of protective cover on dirt roads and the installation of storm drains and provide mitigation if funds are available. (3, 5)

5. The County commits to seek additional sources of funding to assist Lahontan in the implementation of the 208 Program. (1 - 16)

B. On-Site Runoff Controls

1. The County commits to continue to require the approval of Lahontan on all building permits in the Basin. (6, 7, 8, 11)

2. The County commits to work with the City of South Lake Tahoe (hereinafter City) on the update of their General Plan. (9)

C. Developer Restrictions

1. The County will commit to continue to recognize the TRPA and CTRPA prohibitions on subdivisions. (10)

D. Forest Practices

1. The County commits to study the closing and revegetating of dirt roads and to provide funding for this if found to be necessary and if funds are available. (13)

2. The County commits to study restrictions on off-road vehicles and to adopt an appropriate ordinance if found to be necessary. (14)

3. The County commits to use best management practices on all public projects. (15)

4. The County commits to continue to require special use permits for campgrounds and ski areas and their expansion. (15, 16)

E. Geology and Soils

1. The County commits to continue to enforce building codes within the Basin and to consider the adoption of a new County-wide grading ordinance. (18)

SECTION 2. Mitigation Measures (continued)

I. 208 Plan (continued)

E. Geology and Soils (continued)

2. The County commits to continue to implement the Seismic Safety Element of the General Plan on all discretionary projects. (19)

F. Biology

1. The County commits to continue to protect endangered plants and animals and their habitat on all discretionary projects. (21)

G. Noise

1. The County commits to continue to implement the Noise Element of the General Plan on all discretionary projects. (24)

2. The County commits to continue to use the special use permit provisions of the County Zoning Ordinance and CEQA to prevent incompatible uses. (25, 26)

3. The County commits to continue to regulate noise at the Tahoe Airport and to complete and implement the Master Plan and ANCLUC Study. (24)

II. Meteorology and Air Quality - Non-Attainment Plan Requirements

A. Transportation Measures

1. The County reaffirms its support of state inspection of vehicles on a state-wide basis and to continue its program of periodic inspection and maintenance on County vehicles. (27)

2. The County commits staff time and file information to study reductions in cold start conditions, traffic flow improvements, traffic movement control, rail transit, priority treatment for car pools, parking supply management, and a parking surcharge. (28, 29, 35, 38, 41, 43, 48)

3. The County commits to work with other Basin agencies on traffic advisories and Caltrans on the improvements of the snow removal procedure. (31, 34)

4. The County will, where feasible, allow staggered work hours to reduce peak hour loading on the roads. (33)

5. The County reaffirms its commitment to work with the Tahoe Basin Transit Authority (hereinafter TBTA) and to explore alternate funding sources for it. (40, 42, 49, 50, 52)

APPENDIX 8 (continued)

SECTION 2. Mitigation Measures (continued)

II. Meteorology and Air Quality (continued)

A. Transportation Measures (continued)

6. The County commits to continue to recognize CTRPA's prohibition on drive up windows. (36)

7. The County commits to continue to enforce its zoning ordinances pertaining to on-site parking and loading spaces. (32, 37)

8. The County commits to continue to provide controlled parking at the airport. (39)

9. The County commits to continue to implement the Bikeways Element of the General Plan. (44)

10. The County commits to explore ways to provide and fund additional pedestrian facilities. (45)

11. The County commits to continue to schedule road work as to not conflict with peak hours and seasons. (46)

12. The County reaffirms its support of the U.S. Postal Service in improving mail delivery. (47)

B. Stationary Source Measures

1. The County commits to study gaseous fuel space heating when the necessary equipment is available. (62)

2. The County commits to continue to use the Subdivision Map Act and CEQA to obtain proper siting for solar access. (63)

3. The County commits to continue its solar seminar program through the Planning Department. (63)

III. Other Requirements

A. Visual Resources

1. The County commits to study the implementation of its Design Control District Ordinance in the Tahoe Basin. (65)

B. Land Use and Housing

1. The County commits to continue to use its Redevelopment Agency to encourage housing rehabilitation, neighborhood facilities and an increase in moderate price housing. (66, 67, 68)

2. The County commits to continue its active zoning enforcement program. (66)

APPENDIX 8 (continued)

SECTION 2. Mitigation Measures (continued)

III. Other Requirements (continued)

B. Land Use and Housing (continued)

3. The County commits to continue the implementation of the Housing Element of the General Plan. (68)

4. The County commits to continue to participate in all Basin Agencies in order to coordinate planning, policies and efforts. (70, 78)

C. Transportation

1. The County commits to continue its support of the TBTA. (71, 72, 92)

2. The County commits to continue to upgrade its transit system if funds are available. (71)

3. The County commits to encourage car and van pooling where feasible. (73)

D. Public Services/Fiscal Concerns

1. The County commits to ensure that new development locates to take maximum advantage of existing service capacities. (77)

2. The County commits to work with impacted Basin Districts to find funding sources where feasible. (79)

3. The County commits to investigate the consolidation of service districts through LAFCO. (80)

4. The County commits to work with South Tahoe Refuse Company and other agencies to reduce solid waste. (84)

5. The County commits to work with the Golden Empire Health Care Planning Agency to assess the need for health care facilities and programs. At the time the need is shown, the County will provide funding if funds are available. (75, 76)

E. Utilities

1. The County commits to continue building code requirements of low water use fixtures in all new construction. (87)

2. The County commits to continue the weatherization program through community services if funds are available. (89)

3. The County commits to continue to enforce the building code pertaining to insulation requirements. (90)

APPENDIX 8 (continued)

SECTION 2. Mitigation Measures (continued)

III. Other Requirements (continued)

F. Cultural, Archaeological and Historical Resources

1. The County commits to continue to require site analysis on discretionary projects through CEQA. (93)

2. The County commits to continue to support the Historical Society's efforts to nominate cultural resources for inclusion in the National Register. (94)

3. The County commits to continue to restrict the use on lands in the area of a known significant archaeological site. (95)

SECTION 3. Conditions and Exceptions

1. The agreement of County to continue existing programs and/or to undertake new programs is expressly conditioned upon the availability of funds to undertake or continue such activities. While the County pledges to use every good faith effort to fulfill its commitments under this agreement, this Board cannot unequivocally bind future Boards, nor can it foresee at what point, if any, other priorities may require the County to otherwise allocate its resources. In the event of such a contingency, the County specifically reserves the right to modify, in whole or in part, its obligations under this agreement, after first consulting with STPUD and other affected agencies to evaluate the circumstances and alternative courses of action open to the parties, if any.

2. These commitments are expressly conditioned upon the commitment by the Environmental Protection Agency of grant funds in the amount of $1,000,000.00 (one million dollars), which grant funds shall be utilized to design the improvements necessary to insure the future reliability of STPUD's facilities and the protection of Lake Tahoe.

3. It is understood and agreed by all interested parties that, so long as reasonable good faith progress toward fulfilling of County's commitments under this agreement has been achieved within the time periods specified herein, such progress will constitute substantial performance by County of its commitments, although County will use its best efforts to fulfill the commitments outlined herein within the times specified.

4. It is further understood and agreed by and between the parties, that assuming completion and/or good faith progress by County in fulfilling its obligations under this agreement, a construction grant in the amount of $15,000,000.00 (Fifteen million dollars) will be forthcoming from the Environmental Protection Agency to allow completion of the STPUD plan rehabilitation."



* "Hold on, Horace,
we'll get you there on time"

RECREATIONAL PLAN

EL DORADO COUNTY, CALIFORNIA

RECREATION ELEMENT

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AS AMENDED BY THE PLANNING COMMISSSION - OCTOBER 25, 1978

Amendment to the Recreational Element of the El Dorado County General Plan

I. Introduction

A. Organization

This amendment to the Recreational Element is organized into 3 major sections. Section I describes general background information and recreational policies and standards that may be applied to all areas of El Dorado County except lands within the Cameron Park Community Services District or the El Dorado Hills Community Services District. Section 2 deals specifically with policies and standards for lands within the Cameron Park Community Services District, while Section III describes recreation policies and standards specifically for lands within the El Dorado Hills Community Services District.

B. Purpose

The purpose of this amendment to the El Dorado County Recreational Element to the General Plan is: (1) to provide the means whereby the County at its option may require dedications of land, the payment of fees in lieu thereof, or a combination both for park and recreational purposed as a condition to the approval of a subdivision. (2) to develop principles and standards for this recreational element that satisfy the requirements of the State Subdivision Map Act, specifically Section 66477

concerning dedications of land or fees for park and recreational use.

C. Authority

In December 1977, the Board of Supervisors of El Dorado County approved a request of the Recreation Commission to update the Recreation Element to the General Plan. The update was to be limited, however, only to providing the necessary information that would satisfy state law concerning the requirements for dedications of land or in lieu of fees for recreational use.

II. Identification of Parks and Recreational Needs

A. General

With every indicator of economic and social trends pointing towards a rapidly increasing population in the Sierra Nevada foothills during the next decade,[1] the demand for recreational opportunities will likewise greatly increase. This accelerated growth rate, along with all of its associated problems, has provided for increased personal incomes and increased personal mobility, which in turn has led to an increasing proportion of leisure time available to most members of our society.

Based upon various studies conducted for the California Department of Parks and Recreation, the accumulative total for recreation in California ranges from 1.6[2] billion to 2.3[3] billion participation days. (A Participation or Recreation-day is a statistical unit of recreation use consisting of a visit by one person for all or a portion of one 24 hour period).

This increased demand for recreation statewide is reflected proportionately at the regional and local level. As population

increases in a sample jurisdiction, the demand for all forms of recreation correspondingly rises. The Recreational Assessment Study conducted by the Stanford Research Institute supports the general correlation of recreation demand and population increase.[4] The study also illustrates that the demand for a particular recreational activity is not static, but that technological, cultural and various social influences will condition the demand.

Although recreational areas and unorganized activities abound within El Dorado County's National Forest lands, various state parks and private campgrounds, the use of these areas to satisfy the recreational needs of the majority of people residing on the west slope of El Dorado County is impractical. In addition, the current emphasis and need to conserve fuel and provide for efficient use of our resources recognizes that the development of community-scaled recreational facilities provides the optimum solution for leisure needs. With the highest demand for recreational activities occurring after work, after school and the weekend hours, the fulfillment of these recreational needs are best provided on a community basis.[5]

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[1]1975 El Dorado County Special Census, California State Department of Finance

[2]Comprehensive Recreational Framework Study, California Region Appendix XII Recreation

[3]California Department of Parks and Recreation, The Parks and Recreation Information System (P.A.R.I.S.)

[4]Standard Research Institute, Recreation and Parks Study, Part 1, prepared for the State of California, Department of Parks and Recreation.

[5]Stanford Research Institute, Recreation and Parks Study

SECTION II

POLICIES AND STANDARDS

FOR EL DORADO COUNTY

Policies and Standards for Recreational Space in El Dorado County

The following optimum space standards are the general criteria for providing recreational lands for the residents of El Dorado County. It is recognized that special on-site considerations and other extenuating circumstances may require adjustment of these standards in special cases.

A. Parks and Playfields

Description	Space Requirements
Community parks and playfield - 10 to 25 acres - should include baseball diamonds, sports fields, surfaced courts for basketball, tennis, lawn areas, childrens play apparatus, shade structures, benches, picnic tables. Should be located within a 15 minute driving distance of area served.	15 parking stalls per 1,000 population. 2 acres per 1,000 population.
Neighborhood park/playground - 2 to 10 acres, should include childrens play apparatus, turf area, walks, benches, small surfaced games area, picnic tables, benches and shade structures. Should be located within a 30 minute walk of area served.	1.5 acres per 1,000 population

Description	Space Requirements
Block park and totlot - .5 to 2 acres should include childrens play equipment, sandbox, turf area, paved area for wheel toys, benches. Should be located within a 10 minute walk of the area served.	0.5 acres per 1,000 population

B. Specific Recreational Facilities

Description	Space Requirements
Playfields - includes facilities to accomodate organized sports for secondary school level and adults. Should be within a 15 minute driving distance of area served.	1.5 acres per 1,000 population
Tennis, outdoor basketball and other court sports - should be within a 15 minute driving distance of area served.	1 regulation court for every 3,000 population
Baseball - should be within a 15 minute driving distance of area served.	1 regulation hardball field for every 6,000 population. 1 regulation softball field for every 3,000 population.
Golf - should be within a 30 minute driving distance of area served.	Regulation 9 holes for each 27,000 population.

Description	Space Requirements
Swimming Pool - should be within a 30 minute driving distance of area served.	1 pool for each 25,000 population (competition size with wading pool)
Trailered boats	1 launch facility per 160 surface acres of boating water - parking space for 75 autos and boat trailers for each launching lane.
Non-trailered boats	Mooring or slippage space for 100 boats per 160 acres of boating water
Lakeside Recreation - should be within 1 hour driving distance of area served.	Swimming - 25 effective feet of shoreline for each 1,000 population. This includes: 5,000 sq. ft. for sunbathing, 2,500 sq. ft. for buffer and picnic area, 1,000 sq. ft. of water surface.
Hiking, nature study horseback and bicycling trails	1 mile of trail for every 1,000 total population

Implementation Policies

This amendment to the Recreational Element of the General Plan is composed of three segments. The Board of Directors for the Cameron Park Community Services District and the El Dorado Hills Community Services District have each established standards and policies that are to be applied within their respective community service district boundaries. The remainder of El Dorado County will utilize the Standards, Policies, and Guidelines established in Section I of this document.

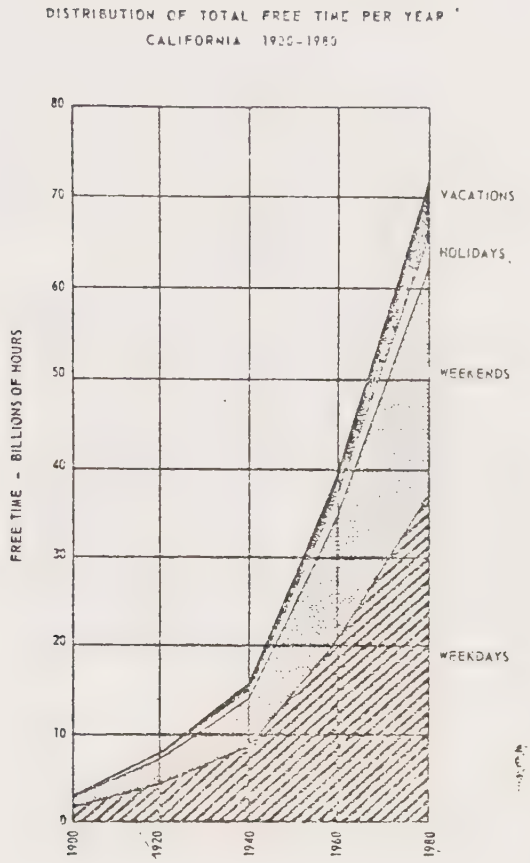
1. For subdivisions and other land development projects to which this Recreational Element may apply, the Policies, Standards and Recreational Sites identified and adopted in the Master Plans for El Dorado Hills and Cameron Park will supercede the overall Element as applicable within their own Community Service District boundaries.
2. Park dedications will be required only where there is an existing entity capable of providing adequate maintenance for the proposed facility.
3. When considering the implementation of this Element, the Board of Supervisors will give primary consideration to the joint development of school sites for recreational use.

The general standards as outlined in this section should be applied in locations where the greatest community use will occur. For each community area in El Dorado County that has recently enacted a local area plan, the recommendations of the Citizens advisory Committee

concerning recreation should be adhered to as closely as possible. These recommendations are usually included in the text and land use map. The suggested facilities as outlined in this element would then be implemented in the areas as outlined in the Area Plan. Other considerations, such as the projected recreational service area, total population, existing facilities, etc. should be carefully analyzed when the development of recreational facilities of regional significance is being considered. It is recommended that the development of regional facilities be limited to areas of relatively high population density: the Pollock Pines - Placerville - Shingle Springs and Cameron Park corridor, and El Dorado Hills.

The chronological implementation of the dedicated lands or in lieu fees will be specified by the County at the time of approval of the final subdivision map from which the lands or fees are being generated. It should be understood that the lands or fees from a particular subdivision may not be sufficient to develop adequate parks and recreational facilities in accordance with the standards provided in this element. In this event, the County may retain the lands or fees until such time as sufficient land or fees have been collected to develop park and recreational facilities that will allow adequate development and serve the residents in the subdivision. When these lands or fees are reserved for this purpose, an estimated time of utilization will be stated by the appropriate agency (El Dorado County, Cameron Park Community Services District or El Dorado Hills Community Services District).

Table 1

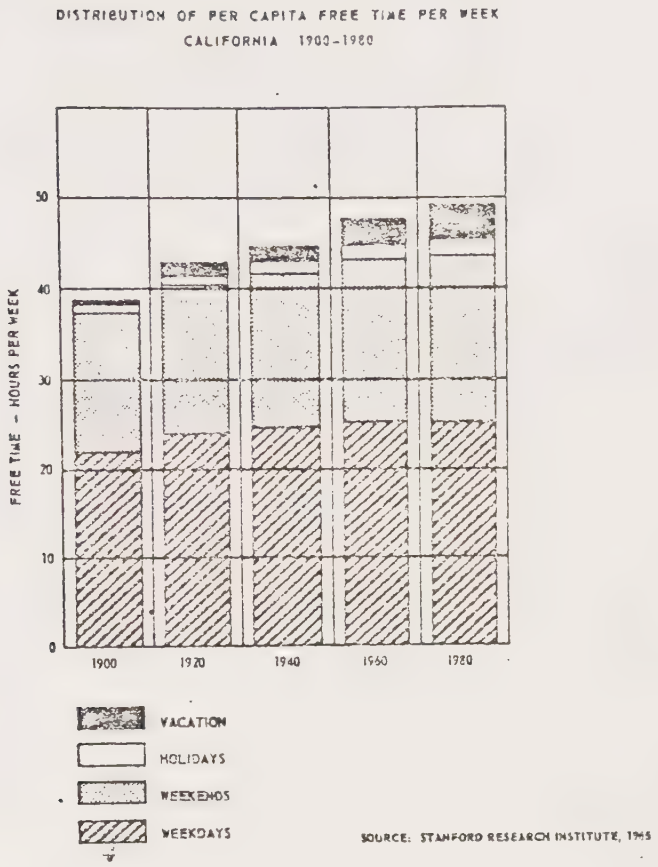


DISTRIBUTION OF TOTAL FREE TIME PER YEAR
California, 1900 to 1980

Period	Total Free Time Available to the California Population Per Year (Millions of Hours)				
	1900	1920	1940	1960	1980
Weekdays	1,709	4,448	8,915	20,735	36,780
Weekends	1,196	2,965	6,161	14,589	26,603
Holidays	62	185	435	1,229	2,617
Vacations	24	278	724	2,459	5,815
Total Free Time	2,991	7,876	16,235	39,012	71,815

Source: PARIS Planning Monograph No. 2,

Table 2



DISTRIBUTION OF PER CAPITA FREE TIME PER WEEK
California, 1900 to 1980

Period	Hours of Free Time Per Capita Per Week				
	1900	1920	1940	1960	1980
Weekdays	22.0	24.0	24.6	25.3	25.3
Weekends	15.4	16.0	17.0	17.8	18.3
Holidays	0.8	1.0	1.2	1.5	1.8
Vacation	0.3	1.5	2.0	3.0	4.0
Total Free Time	38.5	42.5	44.8	47.6	49.4

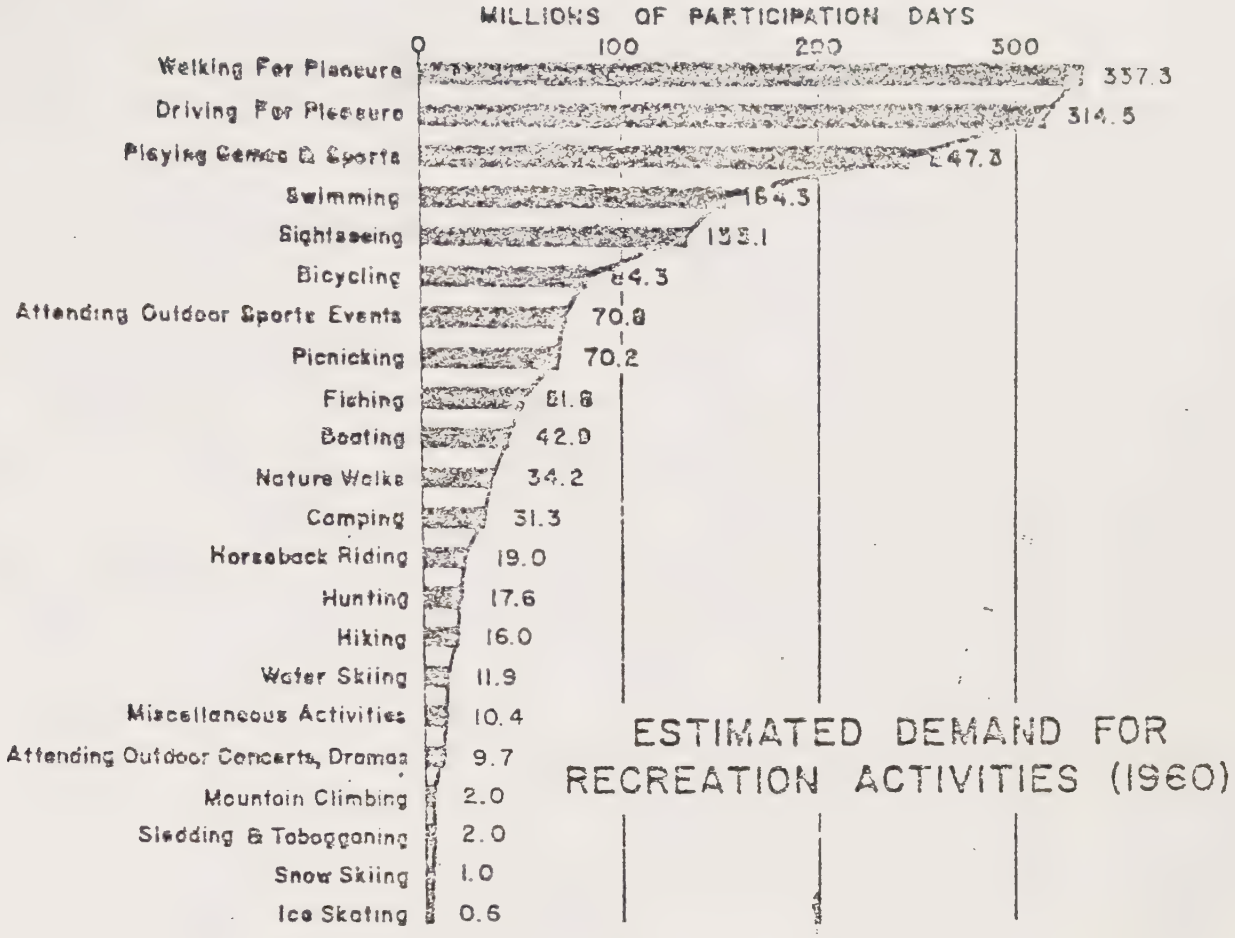
Source: PARIS Planning Monograph No. 2,

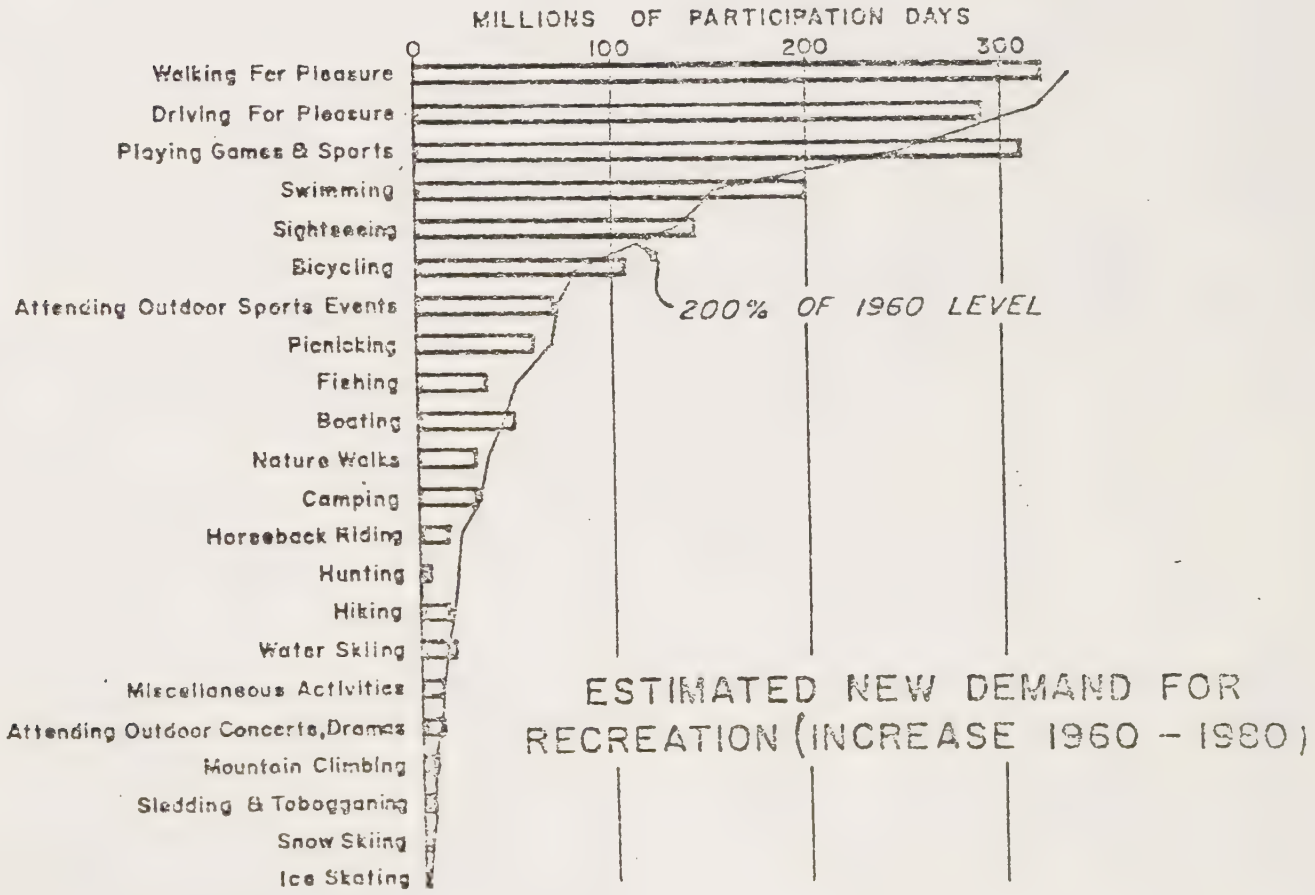
Table 3

CALIFORNIA REGION
SELECTED ACTIVITIES USED IN
ESTIMATING RECREATION DEMAND(1)

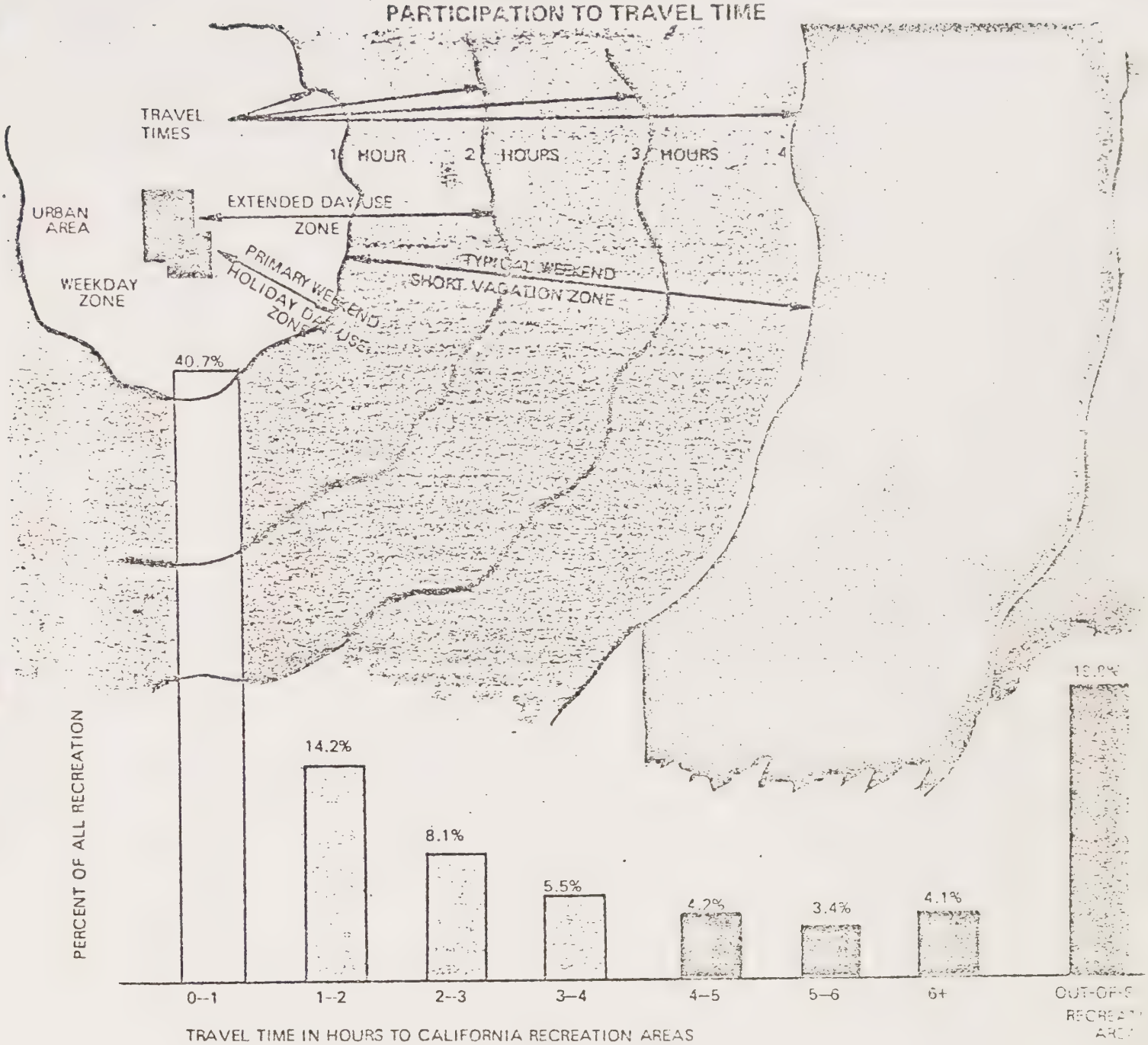
ACTIVITY	ANNUAL PER CAPITA RATE OF USE (1980) (Participation Days)
Playing Outdoor Games, etc.	19.93
Swimming	12.70
Bicycling	6.83
Attending Outdoor Sports Events	5.03
Picnicking	4.89
Fishing	3.03
Boating other than sailing, canoeing	2.84
Nature Walks	2.27
Camping	2.15
Hiking	1.43
Horseback Riding	1.19
Water-skiing	1.04
Attending Outdoor Concerts, etc.	0.83
Hunting	0.77
Miscellaneous	0.76
Sailing and Canoeing	0.40
Mountain Climbing	0.18
Sledding or Tobogganing	0.13
Snow-skiing	0.05
Ice Skating	0.03
Total	66.48

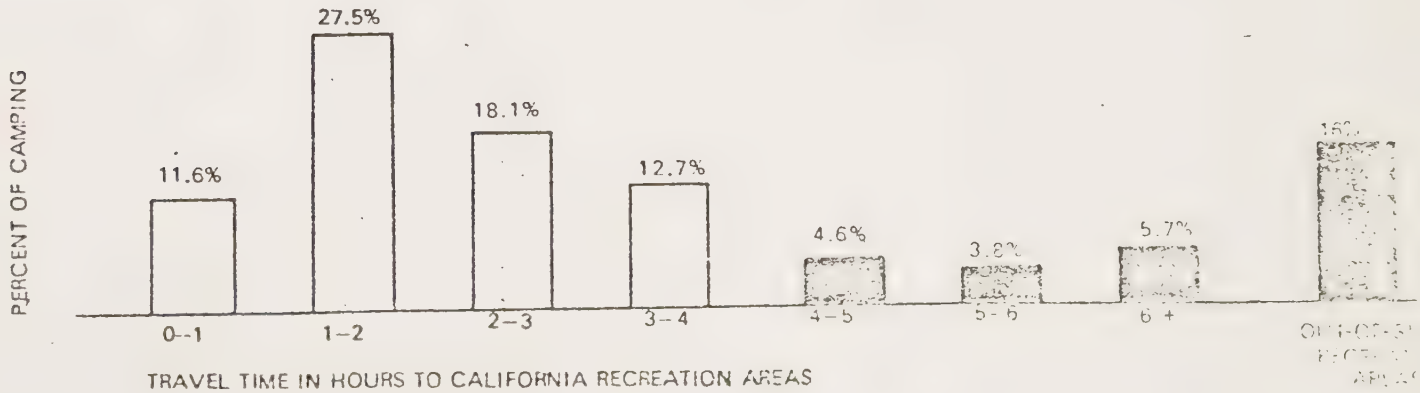
(1) Stanford Research Institute, Recreation and Parks Study, Part I, prepared for State of California, Department of Parks and Recreation, p 70.


MILLIONS OF PARTICIPATION DAYS
0
100
200
300
Walking For Pleasure
337.3
Driving For Pleasure
314.5
Playing Games & Sports
247.8
Swimming
164.3
Sightseeing
155.1
Bicycling
84.3
Attending Outdoor Sports Events
70.8
Picnicking
70.2
Fishing
51.8
Boating
42.0
Nature Walks
34.2
Camping
31.3
Horseback Riding
19.0
Hunting
17.6
Hiking
16.0
Water Skiing
11.9
Miscellaneous Activities
10.4
Attending Outdoor Concerts, Dramas
9.7
Mountain Climbing
2.0
Sledding & Tobogganing
2.0
Snow Skiing
1.0
Ice Skating
0.6
ESTIMATED DEMAND FOR
RECREATION ACTIVITIES (1960)


MILLIONS OF PARTICIPATION DAYS
0
100
200
300
Walking For Pleasure
Driving For Pleasure
Playing Games & Sports
Swimming
Sightseeing
Bicycling
Attending Outdoor Sports Events
Picnicking
Fishing
Boating
Nature Walks
Camping
Horseback Riding
Hunting
Hiking
Water Skiing
Miscellaneous Activities
Attending Outdoor Concerts, Dramas
Mountain Climbing
Sledding & Tobogganing
Snow Skiing
Ice Skating
200% OF 1960 LEVEL
ESTIMATED NEW DEMAND FOR
RECREATION (INCREASE 1960 – 1980)

RELATIONSHIP OF RECREATION PARTICIPATION TO TRAVEL TIME





SECTION II

POLICIES AND STANDARDS

FOR THE

CAMERON PARK COMMUNITY SERVICES DISTRICT

CAMERON PARK COMMUNITY SERVICES DISTRICT
3200 COUNTRY CLUB DRIVE • PHONE 916-677-2231
SHINGLE SPRINGS, CALIFORNIA
95682

Revised May 1976

MASTER PLAN OF PARKS AND RECREATION ELEMENT WITHIN CAMERON PARK COMMUNITY SERVICES DISTRICT

Purpose

The purpose of this document is to (1) declare the Cameron Park Community Services District's policy regarding its position as to its involvement in providing local parks and recreational opportunities for residents and owners of property with the District boundaries, (2) assess the basic goals and needs necessary to fullfill this element and (3) indicate methods by which these opportunities may be implemented.

Background of District's Involvement in Parks and Recreation

Authority:

Article III, Section 1, Paragraph Nine of the District Charter (By Laws), dated June 15, 1971 (and amended June 19, 1973) provides the Board of Directors of the Cameron Park Community Services District the power to provide public recreation by means of parks, including but not limited to aquatic parks, playgrounds, golf courses, swimming pools or recreation buildings.

Organizational Development:

On March 18, 1975, Resolution No. 75-4 was adopted by the Board creating a Parks and Recreation Department within the Cameron Park Community Services District.

In March and April, 1975 (1) seven Federal Manpower positions were assigned to the Parks and Recreation Department at no salary expense to the District, (2) an interim budget, in the amount of $5,374, to defer Parks and Recreation operational expenses for the remainder of the 74/75 fiscal, was transferred from the contingency fund and (3) Dorado Estates assigned its responsibilities for operation of Cameron Park Lake, under lease from El Dorado Irrigation District, to the Community Services District (C.S.D.). Dorado Estates also deeded four greenbelt parcels to the C.S.D., totaling 35.4 acres; the consideration being the C.S.D.'s incurrence of

the obligation of payment of the remaining balance of bonded indebtness on two of the parcels, amounting to approximately $13,440.

In July, 1975, a 10 year lease was signed between the Community Services District and El Dorado Irrigation District assigning the operation and maintenance of Cameron Park Lake to the C.S.D.

The Lake was opened to full public recreational use during the 1975 summer season. Lifeguard, maintenance and gate control personnel were provided through the Federal Manpower Program. Seasonal and daily use charges were imposed in order to help defer operational expenses.

In November, 1975, the District voters approved a tax rate increase to a maximum of $0.25 per $100 assessed valuation for the purpose of providing parks and recreational activities beginning July 1, 1976.

Need for Parks and Recreation Element

Although recreational areas and activities abound within El Dorado County's national forest lands, various State Parks and private campgrounds, the current emphasis and need to conserve fuel and the medium to high residential densities which will ultimately exist within the District initiates the need to provide recreational opportunities within the community. It has been recognized that the highest demand for recreation for those residing within a concentrated residential community occurs after work, after school and weekend hours in such frequency that many of these activities can best be provided within the community.

Inventory of Existing Park and Recreational Lands

The attached map exhibit delineates the existing boundaries of the Cameron Park Community Services District. The map also notes lands presently owned or operated by the District including the following park and recreational properties:

Name	Legal Description	Acreage
Hacienda Park	Lot 294 Cameron Park North #1	4.9 AC
Royal Oaks Park	Lot 1073 Cameron Park North #2	10.4 AC
Knollwood Park	Lot 1520 Cameron Park North #3	6.5 AC
Bonanza Park	(Assessors Parcel No. 65-020-36)	13.6 AC
Cameron Park Lake (Lease)	(Assessors Parcel No. 65-020-34)	51.4 AC

Discussion of Goals

In brief, the goal of the Community Services District is to provide and/or arrange, either cooperatively or individually with other public agencies or private enterprise, recreational opportunities for residents and property owners within its boundaries. The District acknowledges its responsibility to equitably fulfill, to the extent possible, the varied recreational and social interests of all who will share in the obligation of funding the expenses involved.

Since the plan will incorporate facilities which are essentially "public" in legal structure and implementation funding from public sources will be sought, recreational opportunities will be open to the general public. The existence of a District-wide applied tax base to defer the greater portion of expenses involved will permit reasonable surcharge fees to be levied to non-residents of the District.

The greater percentage of the Cameron Park Community Services District consist of medium density single and multiple dwelling residential properties. The community is but one of a few having similar characteristics on the west slope of El Dorado County. The majority of lands were formally subdivided and designed to resemble a master planned residential community. As such, certain lands and amenities must be set aside in order to fulfill local recreational needs, which are normally inherent or at least considered desirable by those who choose to reside in such a community.

Typical Recreational Facility Standards:

The typical recreational facilities normally considered desirable for a community such as is situated within the District are as follows: [1]

Neighborhood Playgrounds or Parks (2-5 acres)

Usually includes: swings, slide, sand box, play apparatus, turf area, paved area for court or wheeled toys and cycles, benches, walks, trees, shrubbery. (approx. 2 acres/1000 population)

District or Community Parks (15-25 acres)

Usually includes: sport fields- 1.5 acres/1000 population, courts for tennis, horseshoes, shuffleboard, etc.,

1. Rutledge, Albert J., Anatomy of a Park, McGraw Hill Book Company, pg 146-146.
   De Chiara, Joseph and Koppleman, Lee, Planning Design Criteria, Van Nostrand Co., pg 203.

lawn areas, outdoor swimming pool (1 per 25,000 pop.), band shell, picnic area, childrens' playground, day camp center, parking area. (total approx. 2 acres/1000 population)

Golfing (1-18 hole course/50,000 pop.)

Boating, Fishing, picnicking (20 acre water area)
(1 lake per 25,000 pop.)

Indoor Recreation amd Social Center (10,000 pop. or over)

There may be other goals, as well, which may require additional facilities or elimination of or compromise with the items specified herein. The most desirable mix, coupled with the abiiity to fund the facilities, will be a function of the interaction between District officials and the community at large.

Determination of Needs

In order to evaluate the current status of the ability to meet the previously mentioned goals, it is necessary first to determine the projected ultimate population and then assess typical facility standards for this number against presently available amenities.

Projected Population Within District Boundaries:

There are approximately 3,021 R-1 detached single family and 338 Townhouses or Cluster dwelling units presently recorded and within the District boundaries. Approximately 151 acres if zoned Multiple Residential properties, capable of producing 2,260 anticipated dwelling units, are also recorded.[2]

At 3.1 inhabitants per single family dwelling unit and 2.1 people per dwelling in townhouses, cluster and multiple family units, population projections for existing recorded parcels within current District boundaries totals approximately 14,800.

Additional projected residential lands within the District not currently recorded for use, as well as prospective residential properties anticipated for future annexations would increase the previous figure an additional 7,800 to a total ultimate population of 22,600 (See map exhibit for anticipated boundaries).

2. Taken from "Cameron Park General Plan", RVA and Associates, May 9, 1973, pg 5 and additional update and research.

Assessment of Desired Facilities:

Based on a projected population of 22,600 within anticipated District boundaries and the recreational facility standards previously discussed, the following amenities should be available:

Neighborhood Playgrounds or Parks (45 acres total standard) minimum of 9 locations @ 5 acres each

District or Community Parks (45 acres total standard) minimum of 2 locations @ 20 acres each including 34 acres of sports field area

1 Lake (20 acre water area minimum)

Minimum of 1 Recreation and Social Center

Golf Course (1-9 hole course)

Recreational standards developed by the El Dorado County Recreational Plan for residential subdivision lands call for commitment of five (5) acres of property for each one thousand (1000) persons for park and recreational purposes. This standard shall act as a basis for District goals.

Proposed Additional Lands Within Anticipated Boundaries:

The five existing District controlled properties are capable of providing four neighborhood parks and a lake facility. Cameron Park also furnishes four tennis court facilities.

Knollwood Park and Bonanza Park can furnish approximately 6-8 acres of the 34 acres of sports field areas. Extensive improvements would be required, however, to overcome natural drainage conditions existing at both locations.

Due to the non-centralized location of Knollwood Park and a concern for children's safety who would otherwise cross Cameron Park Drive to utilize Hacienda Park, two small neighborhood parks (N.P.), N.P. 5 and N.P. 6 or 2 acre minimum size have been included. N.P. 7 (2 acre minimum) is proposed due to the need to provide a convenient location for the central portion of the community.[1] These locations involve acquisition of contiguous vacant residential lots and are, therefore, contingent upon availability at the time of contemplated purchase.

1. A maximum distance of ½ mile is recommended between a home and playground facilities - De Chiara, op cit., fig. 10-2.

Lot G of Cameron Park Unit 12 (13.3 acres) would adequately serve neighborhood park requirements of the northwest portion of the District. The lot follows the course of Deer Creek and, therefore, is not suited to provide sports field area.

Neighborhood parks, N.P. 9-13, of 2 acre minimum size would be derived through the recently adopted County park lands dedication provisions at the time of development as residential subdivision units.

The thirteen (13) neighborhood parks, as outlined, would provide a total of approximately 65 acres. Although this exceeds the standard of 44 acres, it is important to note that between 15 and 20 acres of existing sites is devoted to unusable drainage ways or extreme topographic conditions. The net utilizable area is, therefore, consistent with criteria standards.

Present recorded access to Hacienda Park, Royal Oaks Park, Bonanza Park, and Lot G of Unit 12 is not considered adequate for neighborhood parks. Therefore, the master plan includes acquisition of access easements, as depicted on the map exhibit.

The 25 acre deficiency in sports field area may be resolved by one or a combination of the following methods. Joint use of playground areas on existing and future school sites may be negotiated with the Buckeye and Rescue School Districts. Since the Community Services District will be in need of lands to develop into additional tennis and other court and recreational facilities as outlined for a District Park, other areas must be sought.

Lot 1589 of Cameron Park North #3 (12.5 acres), Site D as shown on the map is currently under private ownership and until recently was leased to the Ponderosa Little League. Site B, which is no longer used for waste water oxidation ponds could also be considered. Either of these locations would require funds to acquire.

A minimum eight acre portion of the former Arnold Palmer Golf Academy grounds adjacent to US Highway 50 should be preserved as open space. It is recognized this area provides a certain physical appeal to passersby and residents within the District. Loss of the entire open area to commercial or multiple dwelling development would seriously detract from this appeal.

Future District Park #2, located in the undeveloped tenative unit #14, would complete District Park area requirements (45 acres total).

The following table summarizes the Master Plan area provisions, as shown on the attached plan, for neighborhood and District parks:

Area	Acreage
Hacienda Park N.P. 1 (existing)	4.9 AC
Royal Oaks Parl N.P. 2 (existing)	10.4 AC
Knollwood Park N.P. 2 (existing)	6.5 AC
Bonanza Park N.P. 3 (existing)	13.6 AC
Subtotal	35.4 (approx.20 AC usable)
N.P. 5, 6, 7; 2 acres each (proposed)	6.0 (approx. 8 AC
N.P. 8 - Lot G Unit 12 (proposed)	13.3 usable)
N.P. 9 - 13; 2 acres each (proposed)	10.0
Total Neighborhood Parks	64.7 (approx.44 AC usable)
Open Space - Former Golf Academy (proposed)	10 (maximum)
Site B - Former Oxidation Ponds (proposed)	15
Future District Park #2	20
Total District Parks	45 AC
Total Neighborhood & District Parks -	109.7 AC (approx. 89 AC usable)

The above usable acreage totals are consistent with area criterion of 2 acres/ 1000 population for Neighborhood Parks (45 acres total) and 2 acres/ 1000 population for District Parks (45 acres total).

The following possibilities exist concerning ultimate development of an indoor recreation and social center:

1. Acquisition of Site B in conjunction with District Park needs.
2. Construction on existing District lands east of Firehouse (Site A).
3. Selection and construction in a central location requiring acquisition of a site.
4. Construction at Cameron Park Lake.

Available Funding Sources

The Community Services District has established a maximum tax rate of $0.25 per $100 assessed valuation for parks and recreation purposes. It is acknowledged that current revenues allow only sufficient funds to operate and maintain the four existing greenbelt areas and Cameron Park Lake.

Additional acquisitions and future major facility improvements can only be attained by a combination of the following additional sources or methods:

1. Increased tax rate
2. Special district bond sales
3. Lease and cooperative arrangements
4. County, State and Federal allocations and grants
5. Subdivision and annexation park dedications and/or fees

Implementation

The following three items are of utmost primary importance to be implemented at the earliest possible moment:

1. Enactment of an annexation park contribution ordinance to guarantee sites in future annexations.
2. Acceptance of District Parks and Recreation Element by County government to assure subdivision park site contribution provisions of County ordinances will be applied.
3. Lease-option arrangements and/or acquisitions of Neighborhood Parks - N.P. 5, 6, and 7 (involve existing vacant lots)

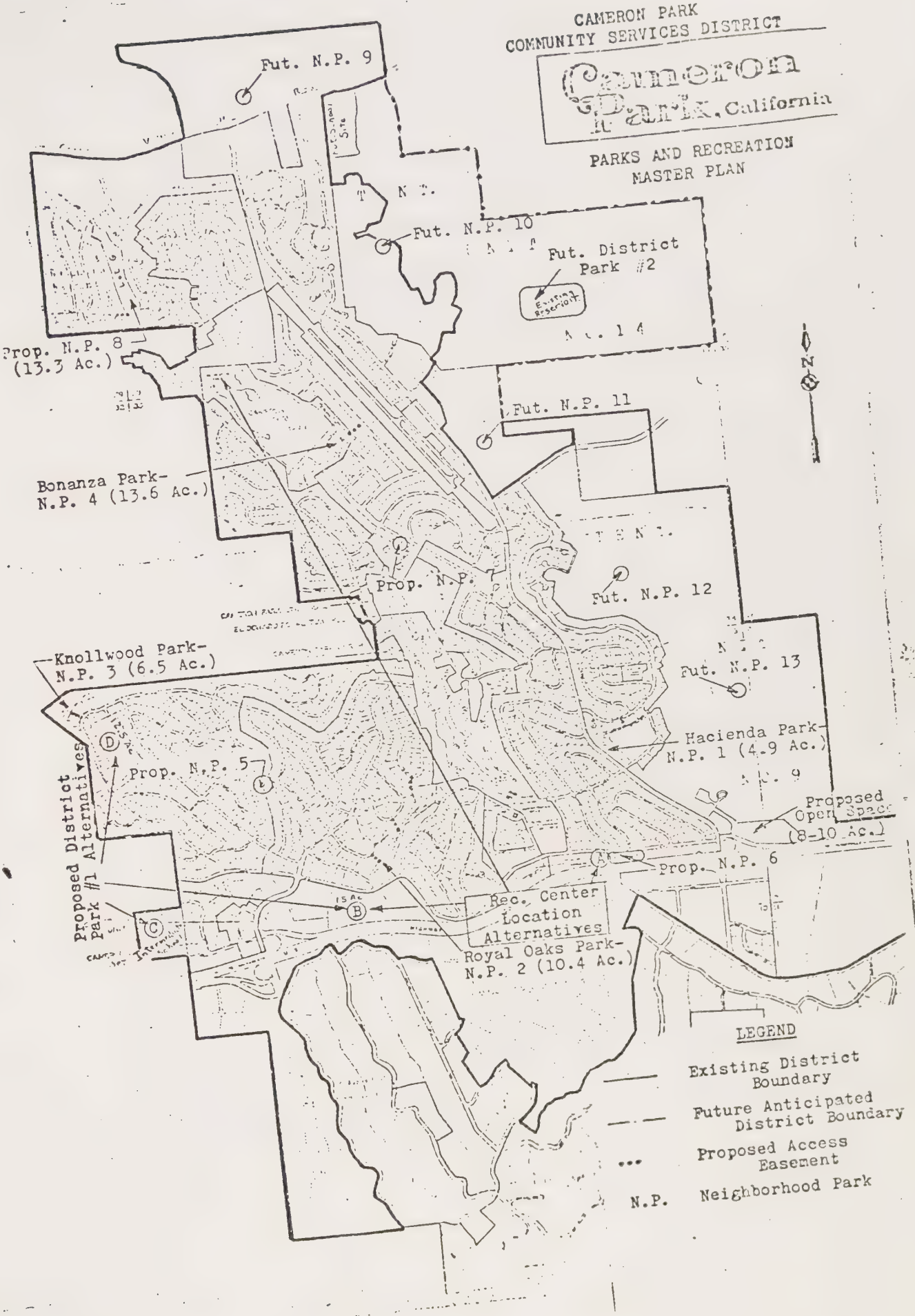
The following items should be pursued as early as conditions permit, funding sources are available or imminent development within existing boundaries occurs:

4. Deed transaction for Lot G, Cameron Park #12, with current owner.
5. Acquisition of access easements to Royal Oaks Park, Hacienda Park and Bonanza Park.
6. Dedication of N.P. 9-13 and the open space area along Highway 50 at Arnold Palmer Academy at the time of development of these lands.
7. Dedication and necessary acquisition of District Park #2 at the time of development of the surrounding area.
8. Acquisition and/or construction of Indoor Recreation and Social Center.
9. Cooperative arrangements with Buckeye and Rescue School Districts in order to attain the most economical means of providing mutually desired facilities.

CAMERON PARK
COMMUNITY SERVICES DISTRICT

Cameron Park, California

PARKS AND RECREATION
MASTER PLAN



RESOLUTION #77-13

RESOLUTION OF THE CAMERON PARK
COMMUNITY SERVICES DISTRICT

ESTABLISHING ANNEXATION FEES AND POLICY

WHEREAS, at a regular meeting of the Board of Directors of Cameron Park Community Services District held on November 15, 1977, a majority of the Board being present, it was regularly moved, seconded that the following resolution be, and it was so adopted:

IT IS HEREBY RESOLVED that from and after the date of the adoption of this Resolution the fee for the annexation of any lands to said District shall be Fifty Dollars ($50.00) for each existing dwelling unit or potential dwelling unit based upon the development contemplated at the time of application for annexation. In any event, the total fee shall not exceed One Hundred and Fifty ($150.00) per acre.

A Twenty Percent (20%) Surcharge shall be applied to the above fee on any annexation when the road improvements do not meet El Dorado County Class 1 Subdivision Standards and/or fire hydrants acceptable to the Fire Department have not been installed.

Any planned Commercial and/or Industrial areas shall be exempt from any annexation fee.

The applicant shall enter into an agreement with the District, which shall be recorded as an encumbrance against said land, to assure that any future increase in density of development will be subject to District review and additional fees imposed.

In such case, the fee will be recomputed at the then current applicable fee structure, based upon the higher density development with credit being given for any prior fees paid, except for any surcharge.

IT IS FURTHER RESOLVED that the annexation fee may be changed by increasing or decreasing, or may be eliminated at any future regular meeting of this Board at which a quorum is present.

BE IT FURTHER RESOLVED that this Resolution does not preclude any Annexation Fee provisions for Parks and Recreation which may be in effect at the time of annexation.

POLL OF THE BOARD:
AYES 5
NOES 0
ABSTAIN 0
ABSENT 0

DATED: November 15, 1977

President, Board of Directors
Cameron Park Community Services District

ATTEST:

Secretary

Cameron Park Community Services District

Master Plan
Supplement

Cameron Park's Bike Path Design

Cameron Park has never had a comprehensive plan for bike paths. The plan that is set forth here is what our community should ideally have as bike paths. Many of the proposed paths may not be feasible to construct because the existing streets may not be wide enough or because the right of ways are not available. With this plan we will be able to have input with future planned developments, and have input with El Dorado County Planning at the time Cameron Park Drive is expanded to four lanes.

I have set up a priority list of bike paths that use four points of criterion:

1. Most used and most unsafe
2. Routes to schools
3. Main arteries
4. Future developments

EL DORADO COUNTY
RECEIVED
OCT 15 1985
COMMUNITY DEVELOPMENT
DEPARTMENT

Proposed Cameron Park Bike Path Routes
(In order of Priority)

1. Cambridge Road
2. Country Club Drive
3. La Canada Drive/Parkdale Lane
4. Cameron Park Drive/Coach Lane
5. Oxford Road/Meder Road
6. Knollwood Drive
7. Pasada Road/Estepa Drive
8. Bar J Ranch
9. Mira Loma Drive (Cameron Woods)
10. Dick Smith Properties (between Meder Road/Highway 50)

Note: Items #8 through #10 (inclusive) are future additions depending on new development.

Attachment

SECTION V

POLICIES AND STANDARDS

FOR THE

EL DORADO COMMUNITY SERVICES DISTRICT

EL DORADO HILLS
COMMUNITY SERVICES DISTRICT

990 LASSEN LANE, EL DORADO HILLS, CALIFORNIA • TELEPHONE 933-6623

Revised October 1978

MASTER PLAN OF
PARKS AND RECREATION ELEMENT
WITHIN EL DORADO HILLS COMMUNITY SERVICES DISTRICT

Purpose

The purpose of this document is to (1) declare the El Dorado Hills Community Services District's policy regarding its position as to its involvement in providing local parks and recreational opportunities for residents and owners of property with the District boundaries, (2) assess the basic goals and needs necessary to fullfill this element and (3) indicate methods by which these opportunities may be implemented.

Background of District's Involvement in Parks and Recreation

Authority:

The charter and and by-laws of the El Dorado Hills Community Services District dated ' provides the Board of Directors of the El Dorado Hills Community Services District the power to provide public recreation by means of parks, including but not limited to aquatic parks, playgrounds, golf courses swimming pools and recreation buildings.

Organizational Development:

On October 5, 1977, Ordinance No. 77-2 was adopted by the Board creating a Parks and Recreation Department within the El Dorado Hills Community Services District.

Need for Parks and Recreation Element

Although recreational areas and activities abound within El Dorado County's national forest lands, various State Parks and private campgrounds, the current emphasis and need to conserve fuel and the medium to high residential densities which will ultimately exist within the District initiates the need to provide recreational opportunities within the community. It has been recognized that the highest demand for recreation for those residing within a concentrated residential community occurs after work, after school and weekend hours in such frequency that many of these activities can best be provided within the community.

Inventory of Existing Park and Recreational Lands

The attached map exhibit delineates the existing boundaries of the El Dorado Hills Community Services District. The map also notes lands presently owned or operated by the District including the following park and recreational properties:

Park Name	Location	Acres	Equipment
St Andrews	Corner of El Dorado Hills Blvd. and Francisco Drive	2½	Barbecue, tables, swings, fountain, slide, teeter-totter
Weisberg Park	Corner of Francisco Drive and Pendleton Drive	5	Barbecue, tables, horse shoe pits
New York Creek	From Weisberg Park to tennis courts	5	Nature area
Tennis Courts	Tam O'Shanter Drive	5	4 tennis courts, tables sandbox
Ridgeview Park	Ridgeview Drive	4.2	Not developed
Bertleson Park	Arrowhead Drive	10.0	Barbecue, tables, swimming pool, ball diamond, horseshoe pits

Discussion of Goals

In brief, the goal of the Community Services District is to provide and/or arrange, either cooperatively or individually with other public agencies or private enterprise, recreational opportunities for residents and property owners within its boundaries. The District acknowledges its responsibility to equitably fulfill, to the extent possible, the varied recreational and social interests of all who will share in the obligation of funding the expenses involved.

Since the plan will incorporate facilities which are essentially "public" in legal structure and implementation funding from public sources will be sought, recreational opportunities will be open to the general public. The existence of a District-wide applied tax base to defer the greater portion of expenses involved will permit reasonable sur-charge fees to be levied to non-residents of the District.

The greater percentage of the El Dorado Hills Community Services District consist of medium to high density single and multiple dwelling residential properties. The community is but one of a few having similar characteristics on the west slope of El Dorado County. The majority of lands were formally subdivided and designed to resemble a master planned residential community. As such, certain lands and amenities must be set aside in order to fulfill local recreational needs, which are normally inherent or at least considered desirable by those who choose to reside in such a community. The Gruen Plan and the master plan should used as a basis for parks and recreation.

Typical Recreational Facility Standards:

The typical recreational facilities normally considered desirable for a community such as is situated within the District are as follows:[1]

1. Rutledge, Albert J., Anatomy of a Park, McGraw Hill Book Company, pg, 146. De Chiara, Joseph and Koppelman, Lee, Planning Design Criteria, Van Nostrand Co., pg 203

Neighborhood Playgrounds or Parks (2-5 acres)

Usually includes: swings, slide, sand box, play apparatus, turf area, paved areas for court or wheeled toys and cycles, benches, walks, trees, shrubbery. (approximately 2 acres/1,000 population)

District or Community Parks (15-25 acres)

Usually includes: sport fields- 1.5 acres/1000 population, courts for tennis, horseshoes, shuffleboard, etc., lawn areas, outdoor swimming pool (1 per 25,000 pop.), band shell, picnic area, childrens' playground, day camp center, parking area. (total approximately 2 acres/1000 population)

Golfing (1-18 hole course/50,000 population)

Boating, Fishing, Picnicking (20 acre water area) (1 lake per 25,000 pop.)

Indoor recreation and Social Center (10,000 population or over)

There may be other goals, as well, which may require additional facilities or elimination of or compromise with the items specified herein. The most desirable mix, coupled with the ability to fund the facilities, will be a function of the interaction between District officials and the community at large.

Determination of Needs

In order to evaluate the current status of the ability to meet the previously mentioned goals, it is necessary first to determine the projected ultimate population and then assess typical facility standards for this number against presently available amenities.

Projected Population within District Boundaries:

There are approximately 16,347 R-1 detached single family and 6585 Townhouses or Cluster dwelling units presently recorded and within the District boundaries.[2]

At 3.1 inhabitants per single family dwelling unit and 2.1 people per dwelling in townhouses, cluster and multiple family units, population projections for existing recorded parcels with current District boundaries totals approximately- 22, 932.

Additional projected residential lands within the District not currently recorded for use, as well as prospective residential properties anticipated for future annexations would increase the previous figure an additional 34,535 to a total ultimate population of 50,382 (See map exhibit for anticipated boundaries).

---

2. Taken from "El Dorado Hills Gruen Plan", and additional update and research.

Assessment of Desired Facilities:

Based on a projected population of 50,882 within anticipated District boundaries and the recreational facility standards previously discussed, the following amenities should be available:

Neighborhood Playground or Parks (76 acres total standard) minimum of 15 locations @ 5 acres each

District or Community Parks (103 acres total standard) minimum of 5 locations @ 20 acres each including 70 acres of sports field area

1 Lake (20 acre water area minimum)-Bass Lake

Minimum of 1 Recreation and Social Center

Golf Course (1-18 hole couse)

Recreational standards developed by the El Dorado County Recreational Plan for residential subdivision lands call for commitment of five (5) acres of property for each one thousand (1000) persons for park and recreational purposes. This standard shall act as a basis for District goals, and shall be used along with the Gruen plan and area master plan.

Proposed Additional Lands Within Anticipated Boundaries:

The six existing District controlled properties are capable of providing five neighborhood parks. El Dorado Hills also furnishes two tennis court facilities.

Bertleson Park can furnish approximately four acres of the 70 acres of sports field areas.

study - Unit 1 has 10 acres presently as parks and recreation. An additional 8 acres is needed in this unit .....3,659 pop.

Unit 2 has 17.5 acres presently as parks and recreation. An additional 15 acres is needed at this time.....6,516 pop.

Unit 3 has 6 acres presently as parks and recreation, An additional 13 acres is needed in this unit.....3,812 pop.

Unit 4 has no acres presently as park and recreation. 9 Acres should be set aside.....1,771 pop.

Unit 5 has no acres presently as parks and recreation. 36 acres should be set aside.....7,174 pop.

Unit 6 needs 35 acres

Unit 7 needs 44 acres

Unit 8 needs 23 acres

Unit 9 needs 14 acres

Unit 10 needs 24 acres

Unit 11 needs 14 acres

Unit 12 needs 13 acres

The 66 acre dificiency in sports field area may be resolved by one or a combination of the following methods. Joint use of playground areas on existing and future school sites may be negotiated with the Buckeye and Pescue School Districts. Since the Community Services District will be in need of lands to develop into additional tennis and other court and recreational facilities as outlined for District Park, other areas must be sought.

A minimum 231 acre portion of the Gruen Plan golf site grounds adjacent to St. Andrews Village should be preserved as open space. It is recognized this area provides a certain physical appeal to passersby and residents within the District. Loss of the entire open area to commercial or multiple dwelling development would seriously detract from this appeal.

The following list summarizes the area provisions for neighborhood and District parks:

1. In Marina Village a community park at Francisco Drive and the present Water Treatment Plant.
2. In Marina Village, a neighborhood park at the intersection of Lake Hills Drive and Promontory Point.
3. In Marina Village, a proposed site in the immediate vicinity of Marina Village.
4. In Crown Village, a propsed site under the power lines east and west of El Dorado Hills Boulevard.
5. Existing planned area referred to as the golf course be retained in the General Plan.
6. The 10 acres in Ridgeview Village designated as a school site be retained as a park site if the school does not accept it.
7. Three acres of parks to 100 lots of residential development for single family; multiple family, 2 acres of parks per hundred housing units; actual land to be provided, in lieu fees would not be acceptable for development of 100 lots or more.
8. Governors Village—adequate recreational areas needed.

Available Funding Sources

The Community Services District has established a maximum tax rate of per $100 assessed valuation for parks and recreation purposes. It is acknowledged that current revenues allow only sufficient funds to operate and maintain the six existing greenbelt areas.

Additional acquisitions and future major facility improvements can only be attained by a combination of the following additonal sources or methods.

1. Increased tax rate
2. Special district bond sales
3. Lease and cooperative arrangements
4. County, State, and Federal allocations and grants
5. Subdivision and annexation park dedications and/or fees

Implementation

The following three items are of utmost primary importance to be implemented at the earliest possible moment:

1. Enactment of an annexation park contribution ordinance to guarantee sites in future annexations.
2. Acceptance of District Parks and Recreation Element by County government to assure subdivision park site contribution provisions of County ordinances will be applied.
3. Lease-option arrangements and/or acquistions of Neighborhood Parks (involve existing vacant lots)

RESOLUTION #

RESOLUTION OF THE EL DORADO HILLS

COMMUNITY SERVICES DISTRICT

ESTABLISHING ANNEXATION FEES AND POLICY

WHEREAS, at a regular meeting of the Board of Directors of El Dorado Hills Community Services District held on , a majority of the Board being present, it was regularly moved, seconded that the following resolution be, and it was so adopted:

IT IS HEREBY RESOLVED that from and after the date of the adoption of this Resolution, the fee for the annexation of any lands to said District shall be Fifty Dollars ($50.00) for each existing dwelling unit or potential dwelling unit based upon the development contemplated at the time of application for annexation. In any event, the total fee shall not exceed One Hundred and Fifty ($150.00) per acre.

A Twenty Percent (20%) Surcharge shall be applied to the above fee on any annexation when the road improvements do notmeet El Dorado County Class 1 Subdivision standards and/or fire hydrants acceptable to the Fire Department have not been installed.

Any planned Commercial and/or Industrial areas shall be exempt from any annexation fee.

The applicant shall enter into an agreement with the District, which shall be recorded as an encumbrance against said land, to assure that any future increase in density of development will be subject to District review and additonal fees imposed.

In such case, the fee will be recomputed at the then current applicable fee structure, based upon the higher density development, with credit being given for any prior fees paid, except for any surcharge.

IT IS FURTHER RESOLVED that the annexation fee may be changed by increasing or decreasing, or may be eliminated at any future regular meeting of this Board at which a quorum is present.

BE IT FURTHER RESOLVED that this Resolution does no preclude any Annexation Fee provisions for Parks and Recreation which may be in effect at the time of annexation.

POLL OF THE BOARD:

AYES_____

NOES_____

ABSTAIN_____

ABSENT_____.

DATED:_____

_____

President, Board of Directors

El Dorado Hills Community Services District

ATTEST:

EL DORADO COUNTY

GENERAL PLAN

FOR

RECREATION

Prepared By
El Dorado County
Department of Planning
August, 1969

EL DORADO COUNTY

Board of Supervisors

Gerald E. Martin, Chairman
John M. Caswell
William V. D. Johnson
Thomas M. Goodloe, Jr.
Raymond E. Lawyer

Recreation Commission

C. W. Long, Chairman
Albert W. Frey
Marilyn Lehr
Orval D. Beckett
J. L. Ogden
Isobel C. Scovel*
Grace M. Schmidt*
George W. Sleep *

Recreation Department

Bruce W. Robinson, Principal Staff Officer
Deborah D. Speegle

* Resigned

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GOALS AND OBJECTIVES

1. To encourage the conservation and protection of our natural recreational resources, such as mountains, forests, watersheds, meadows, lakes, streams and scenic views.

2. To encourage adequate recreational facilities to serve the leisure time needs of both El Dorado County residents and visitors.

3. To encourage the acquisition and restoration of historical structures.

4. To encourage the development of civic pride through historical preservation and their productive use, preferably through private enterprise, to attract tourists and visitors.

5. To encourage through the coordinated and co-operative efforts of Federal, State, City, County and private enterprise entities the establishment of a well balanced outdoor recreational program.

6. To encourage through strong guidelines the orderly development of recreation for economic reasons.

7. To encourage opportunities for recreation travel, scenic roads, sightseeing, historical appreciation, fairs, local celebrations, camping, rifle and trap shooting ranges, picnicking, swimming, boating, hiking, all types of trail rides, fishing, hunting, winter activities, group camps, museums, and parks for passive recreation that are in harmony and blend with the spectacular outdoors of El Dorado County.

8. To provide for intensified recreational facilities for community and neighborhood areas that are not in conflict with the Federal and State recreational facilities.

9. The plan to be implemented must have the necessary personnel to accomplish it.

INTRODUCTION

The need for recreational facilities has grown tremendously in recent years due primarily to increased population, leisure time, mobility and higher incomes.

This Recreational Element of the General Plan contains an inventory of historical sites and structures, existing recreational facilities, both public and private, and the proposed General Plan for Recreation. The Plan should be reviewed at least every five years and brought up to date.

El Dorado County has presently a population of approximately 47,000 and it is expected to increase to 120,000 by 1985 which is only 26 years from now.

Since the General Plan booklet contains the write-ups of all the physical features of the County in regards to climate, geology, soils and topography and also transportation, population and economic base and employment, this element of the General Plan will not go into those important features of the Recreation Plan but will only consider the public and private recreational facilities.

RECREATION ELEMENT

Recreation in El Dorado County is the number one industry and extends the full length and breadth of the county's over 1,800 square miles. At the west end is man-made Folsom Lake at an elevation of 350 feet, and at the east end Lake Tahoe, elevation 6,225 feet. This is the largest lake at this elevation in the North American Continent and one of the most beautiful on earth. In all, there are over 200 lakes in this County including several large man-made reservoirs being developed into fine camping and recreational areas. Excellent boating, swimming, fishing and water sports as well as water skiing is enjoyed on many of the larger lakes. In addition to the 200 lakes, there are 682 miles of rivers and streams which are regularly stocked with several species of fish. Many of these lakes and streams may be reached by automobile, while others are reached by hiking and on horseback.

Since this is the gold discovery area which sparked the great 1849 rush, this County is rich in historic sites and towns. These annually are visited by hundreds of thousands of visitors. Focal point of this activity is the Gold Discovery Park at Coloma. Many fine camping areas are located along the length of the South Fork of the American River, at Lake Tahoe, in the Georgetown Divide, and on the several branches of the Cosumnes River.

For a number of years, outdoor recreation was considered a summer operation; however, with the major highways in the snow country being kept clear, the winter sports business has multiplied tremendously adding substantially to the economy of the County.

El Dorado County, lying as it does from elevations of 200 feet to 11,880 feet, offers a wide variety of terrain for every type of vacationist. In addition to the many attractions on the lakes, rivers and streams the County is one of the finest hunting areas in Northern California, and yearly is visited by hunters from other parts of the country. The seven excellent golf courses in the County also offer recreational facilities which annually attract thousands of visitors.

Although many of the local resident population of 47,000 take advantage of the recreational facilities, the area is only a few hours drive from large population centers of the bay area and Sacramento area with a potential of over three and a half million.

In the forseeable future, recreation will continue to grow and hold its present position in first place. The natural increase projected for California, indicates strongly that this important industry will continue its steady upward trend with the attendant contribution to the County's economy.

OPEN SPACE

Recreationwise, El Dorado County is fortunate to have approximately 54% of its land under public ownership which if nothing else, has created vast open spaces. The open space map accompanying this section shows the extent and pattern of the Federal, State and County holdings. As you see, the U. S. Forest Service's lands are not contiguous, but most of the private lands within their boundary is held by two major lumber companies. Michigan-California Lumber Company owns around 70,000 acres and it is all north of U. S. Highway 50. The American Forest Products Company own another 30,000 acres which are all located south of U. S. Highway 50. Both companies permit free access to the public for recreational outings.

The U. S. Bureau of Land Management has numerous isolated parcels which are serving no purpose whatsoever. They should be encouraged to dispose of all their lands except for those located and adjacent to future reservoir sites, as these lands can provide for additional water oriented recreational facilities.

The State has plans for acquiring additional land adjacent to their existing parks at Folsom Peninsula and Gold Discovery Park, and also at the new Auburn Reservoir in the vicinity of Cool.

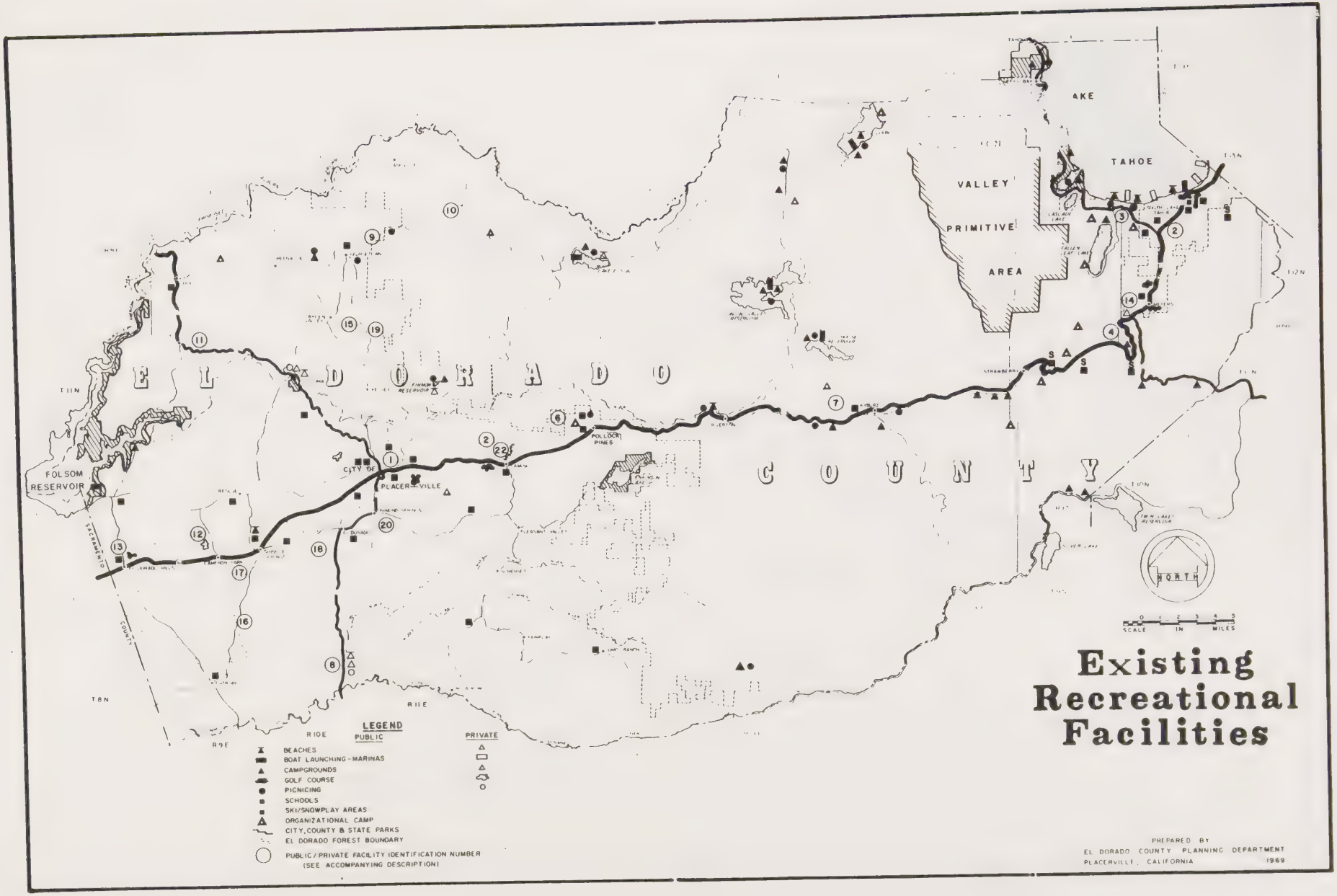
The County parks at Sly Park and Finnon Reservoir both should increase their size as the facilities at Sly Park have utilized the available land and the increased usage will demand additional space. Already over capacity use has occurred on numerous occasions. The land ownership at Finnon Lake is not contiguous around the lake and additional land should be acquired in order that adequate circulation may be accomplished, and also to even out the perimeter boundary.

WATER DEVELOPMENT

El Dorado County presently has over 200 lakes with some quite large like Lake Tahoe, Folsom and Union Valley. Ten of the recreational lakes are man-made, but the El Dorado County Water Agency has developed plans for twenty-three additional large reservoirs.

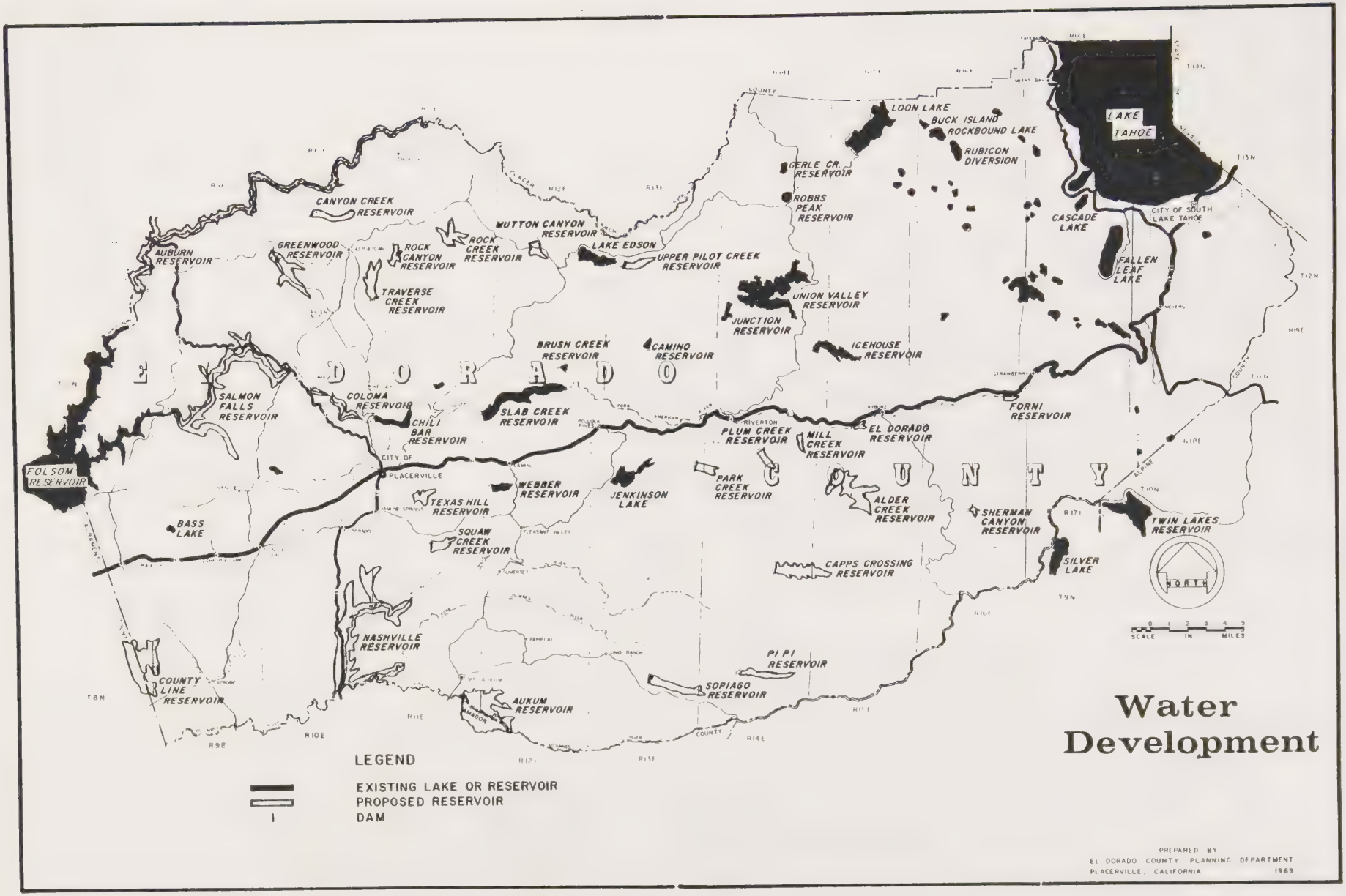
The accompanying map shows all the existing large lakes and reservoirs and the proposed twenty-three additional reservoirs which will materially add to the creation of more recreational facilities in the future. The National Park Service has already prepared recreational plans for their proposed reservoirs on the Cosumnes River and the State of California has extensive recreational plans for the Auburn Reservoir.

A more complete write-up on water development appears in the General Plan booklet.



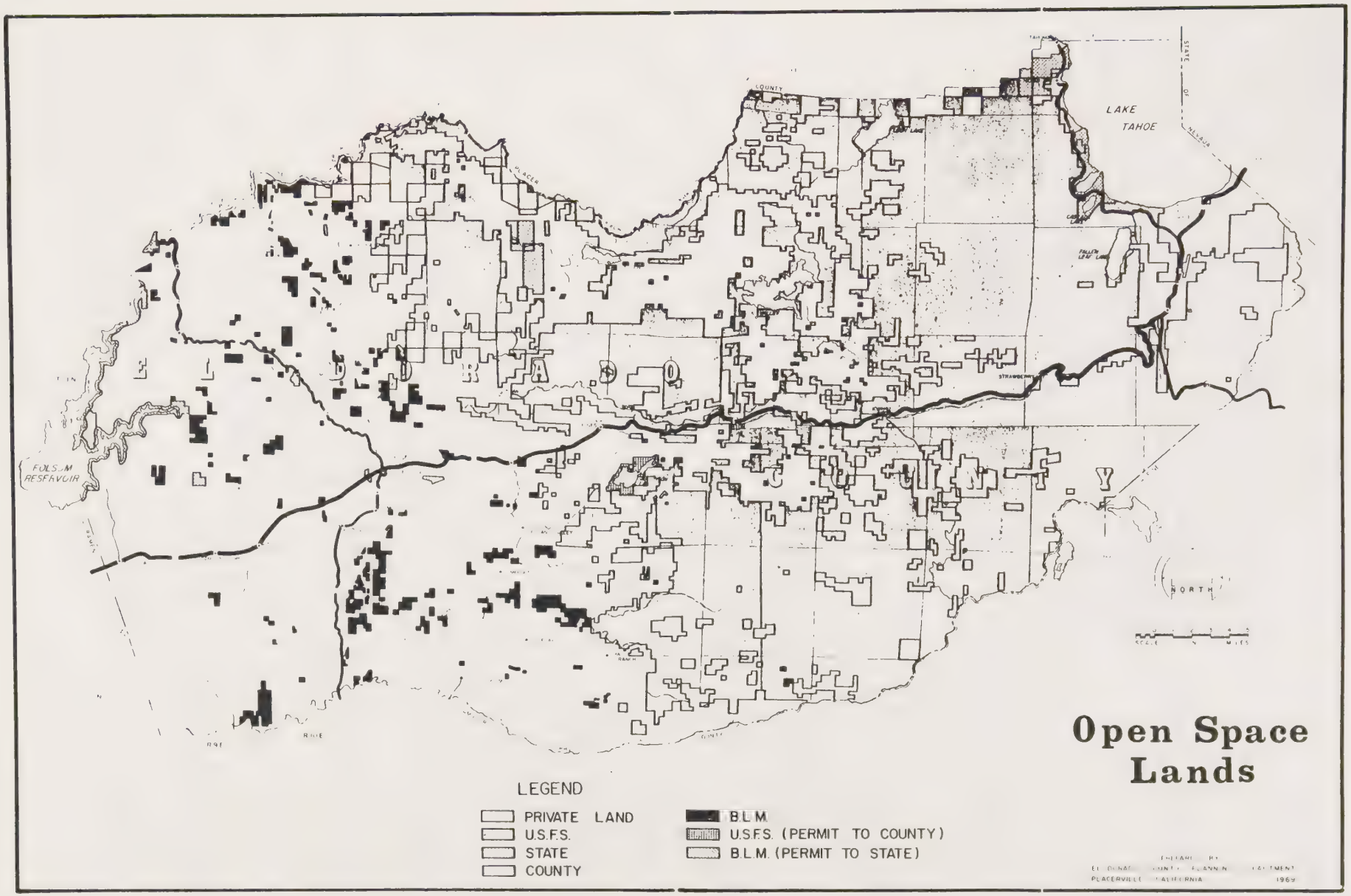
Existing Recreational Facilities

PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE, CALIFORNIA 1969



Water Development

PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE, CALIFORNIA 1969


LAKE
TAHOE
FOLSOM
RESERVOIR
NORTH
Open Space
Lands
LEGEND
PRIVATE LAND
U.S.F.S.
STATE
COUNTY
B.L.M.
U.S.F.S. (PERMIT TO COUNTY)
B.L.M. (PERMIT TO STATE)
PLACERVILLE CALIFORNIA
1969

EXISTING RECREATION FACILITIES

The accompanying map shows all existing recreational facilities in El Dorado County, either by being mapped or identified by number.

Federal Government

El Dorado National Forest - The U. S. Forest Service is the largest suppliers of recreational facilities in the County and they can be itemized as follows:

Lake Tahoe Area

Camp Richardson - contains a complete family resort, visitor information center, horseback riding, 230 camp sites, boating, boat launching, organized camps, swimming, fishing, Stream Profile Chamber and picnicking. Location - Camp Richardson area.

Pope Beach - contains 55 picnic sites, swimming and fishing. Location - Pope Beach area.

Kiva Beach - contains 41 picnic sites, swimming and fishing. Location - Kiva Beach area.

Baldwin Beach - contains 4 picnic sites, swimming and fishing. Location - Baldwin Beach area.

Alpine Campground - contains 15 camp sites, swimming and fishing. Location - Upper Truckee Valley area.

Tahoe Mountain Group - contains 3 organized campgrounds with a capacity of 50 persons each. Location - Tahoe Mountain area.

Fallen Leaf Campground - contains 210 camp sites, boating and boat launching, swimming and fishing. Location - Fallen Leaf Lake area.

Bay View - contains 5 picnic sites and 18 camp sites. Location - Emerald Bay area.

Crystal Basin Recreational Area

Cleveland Corral - contains 5 picnic sites and information center. Location - Icehouse Road above Riverton.

Silver Creek Campground - contains 11 camp sites, swimming and fishing. Location - Silver Creek area.

Ice House - contains 10 picnic sites, 49 camp sites, boating, boat launching, swimming and fishing. Location - Ice House Reservoir area.

Union Valley Peninsula - contains 30 picnic sites, 51 camp sites, boating, boat launching, swimming and fishing. Location - Union Valley Reservoir area.

Union Valley Wench Creek - contains 4 picnic sites, 100 camp sites, 2 organizational campgrounds with capacity of 50 persons each, swimming and fishing. Location - Union Valley Reservoir area.

Union Valley Yellow Jacket - contains 40 camp sites, boating, boat launching, swimming and fishing. Location - Union Valley Reservoir area.

South Fork - contains 50 camp sites and fishing. Location - South Fork of the Rubicon River area.

Gerle Creek - contains 50 camp sites, boating, swimming and fishing. Location - Gerle Creek Reservoir area.

Loon Lake - contains 18 picnic sites, 35 camp sites, boating, boat launching, swimming and fishing. Location - Loon Lake area.

Pleasant Campground - contains 10 boat in-camp sites, swimming and fishing. Location - Loon Lake area.

Wentworth Springs - contains 8 campsites and fishing. Location - Wentworth Springs area.

Highway 50 Area

Bridle Veil - contains 30 picnic sites, swimming and fishing. Location - Bridle Veil Falls area.

Digger Indian Springs - contains 4 picnic sites, swimming and fishing. Location - near Silver Fork area.

Sand Flat - contains 33 camp sites, swimming and fishing. Location - Silver Fork area.

China Flat - contains 23 camp sites, swimming and fishing. Location - Silver Fork Creek area.

Eagle Rock - contains 10 picnic sites, swimming and fishing. Location - Eagle Rock area.

Wrights Lake - contains 10 picnic sites and 71 camp sites, boating, swimming and fishing. Location - Wrights Lake area.

39 Milestone - contains 4 camp sites. Location - 39 Milestone area.

Pyramid - contains 17 camp sites. Location 41 Milestone area.

42 Milestone - contains 4 picnic sites and fishing. Location - 42 Milestone area.

Sayles Flat - 4 picnic sites and snowplay area. Location - Sayles Flat area.

Firs - 11 camp sites. Location - Echo Summit area.

Hemlock Island - 5 in-boat picnic sites, swimming and fishing. Location - Echo Lake area.

Cosumnes River Area

Pi Pi - contains 60 camp sites, swimming and fishing.

Capps Crossing - contains 8 camp sites, swimming and fishing.

State Highway 88 Area

Kirkwood - contains 12 camp sites, boating, swimming and fishing. Location - Kirwood Lake area.

Georgetown Divide Area

Stumpy Meadows - contains 10 picnic sites, 40 camp sites, boating, boat launching, swimming, fishing, 3 organizational camps with a capacity of 50 persons each. Location - Georgetown area.

State of California

Peninsula - Contains 100 camp sites, boating, boat launching, swimming and fishing. Location - Folsom Recreational area.

Brown's Ravine - contains marina, boating, boat launching, swimming and fishing. Location - Folsom Recreational area.

Goose Flat - contains swimming and fishing. Location - Folsom Recreational area.

Iron Mountain - contains swimming and fishing. Location - Folsom Recreational area.

Coloma Gold Discovery State Park - contains 91 picnic sites, swimming, fishing and a museum. Location - Coloma area.

Emerald Bay State Park - contains 10 picnic sites, 100 camp sites, swimming and fishing. Location - Emerald Bay area.

Bliss State Park - contains 20 picnic sites, 168 camp sites, swimming and fishing. Location - West Lake Tahoe area.

Sugar Pine Point State Park - contains 75 picnic sites, 175 camp sites, swimming and fishing. Location - West Lake Tahoe area.

El Dorado County

Sly Park - contains 38 picnic sites, 168 camp sites, boating, boat launching, horseback riding, swimming and fishing. Location - Sly Park Reservoir area.

Finnon Lake - contains 13 picnic sites, 32 camp sites, boating, swimming, fishing and horseback riding. Location - Finnon Lake area.

Greenwood - contains 7 picnic sites, 12 camp sites, swimming and fishing. Location - Greenwood Lake area.

The following tabulation which accompanies the map on Existing Recreational Areas lists further those public and private facilities identified by a number:

Public/Private Facilities

1. City of Placerville

   School playgrounds, swimming pools, Sierra Golf & Country Club, Benham Park, Bedford Park, Lions Park, Rotary Park, fairgrounds and Lumson Park

2. City of South Lake Tahoe

   School playgrounds, recreational park, beaches and Van Sickle Stables

3. Camp Richardson Area

   Visitors center, Cascade Stables, Camp Richardson Corral, organiztional camps, complete resort area, fishing, horseback riding, campgrounds, picnicking and Stream Profile Chamber

4. Echo Summit Area

   Lodge, boating, fishing, horseback riding, organizational camp, Echo Corral and Echo Chalet

5. Coloma-Lotus Area

   Point Pleasant Beach, Ponderosa Park and Coloma Resort

6. Ghost Mountain Ranch

7. Sugar Loaf Station

8. Gold Beach Resort

9. Buckeye Lodge

10. Hannon Resort

11. El Dorado Road & Gun Club Rifle Range

12. Cameron Park Community Service District

13. El Dorado Hills Community Service District

14. Tahoe Paradise Resort & Improvement District

15. Cunninghams Recreation Area

16. Shingle Springs Riding Arena

17. Cameron Park Stables & Riding Academy

18. El Dorado Riding Club Arena

19. Georgetown Divide Riders Arena

20. Diamond Springs Heights Recreation Area

21. Apple Hill

22. Camino Narrow Gauge Railway

23. D'Agostini Reservoir

HISTORICAL EL DORADO COUNTY

Since history has played such a large part in the development of the County, it is only fitting that history should be part of recreation, primarily due to its ability to attract tourists.

It would be desireable to preserve and restore as many of the old historical buildings that are still existing and put them back in use. Some of the examples are the Bayley House in Pilot Hill, the Balzar House in Georgetown, the 3 Mile House in Smith Flat and the Sierra House at Lake Tahoe.

The following tabulation contains a listing of the historical sites and structures for the various areas identified on the accompanying map.

HISTORICAL LAKE TAHOE

The incomparable majesty of the World's greatest Alpine Lake, Lake Tahoe. Known to the Washoe and Paiute Indian tribes as "Big Water" and made famous by Mark Twain as "Lake in the Sky". It also was famous historically for the main arterial trails and roads from the Comstock driven by teamsters and drivers of ox-carts, and concord coaches and also the pony express riders. Of major importance were the extensive lumbering operations and spur railroads which supplied the much needed timbers in the Comstock mines. The trapper's cabins expanding to Wayside Inn and the High Sierra ranch lands producing hay, beef and dairy cattle.

1. Pioneer Trail - Also known as "Johnson Cut-off Road", "Old Emigrant Trail" and "Daggett Ravine Trail". Was first discovered early in 1848, by John Calhoun "Cock-Eye" Johnson of Johnson's Ranch above Hangtown. The road later on became part of the main arterial from San Francisco to the Comstock and was heavily used by teamsters with ox-carts, passengers in concord coaches and also by the pony express riders.

2. Sierra House Site - Construction of the way station started by Robert Darwood Dean during the winter of 1858. Ownership went through numerous hands until it was acquired by Chris Johnson, Sr., in 1912, and in whose family it remained until the building was leveled in 1953. However, some of the out buildings are still standing. Sierra House was host to many notable figures both respected citizens and not so respected bandits. Located on Pioneer Trail between Trout and Cold Creeks.

3. Yank's Station - Martin Smith in 1851, was the first white settler in the Tahoe Basin and he established a Trading Post at Meyers. Yank Clement built the way station in 1859, and sold it to George Meyers from the Six Mile House near Camino in 1873, who in turn, after 30 years sold it to the Celio family who operated it until destroyed by fire in 1938 after having served the traveling public for almost 80 years. Located on U. S. Highway 50 at Meyers on site presently occupied by Tahoe Paradise, Inc.

4. Osgood's Toll House Site - Built in the early 1860's at foot of Meyers grade along Echo Creek where it joins the Upper Truckee River. Animals, as well as people, were charged a toll to use the road. The log building has been moved but is still standing on blocks waiting for Tahoe Paradise, Inc., to find a suitable location.

5. First School House Site - Located at Tahoe "Wye" where Safeway Store has been built. Was moved to near the American Legion Hall and is not utilized as a Union Hall.

6. Woodburn's Mill Site - One of the first water-powered mills to be built in the South Lake Tahoe area. It was constructed in 1860 on Trout Creek above Pioneer Trail.

7. Pine Grove House Site - Built in 1863 by Samuel Milliser as a way station and finally burned down in 1888. Located on Pioneer Road 7/10ths of mile from Woodburn's Mill and 1½ miles from Meyers.

8. River House Site - Constructed in 1862 and operated as an unimportant freighter and stage stop. Located on Pioneer Trail at Trout Creek.

9. Miller House Site - Constructed by John G. Miller in 1862 as an early day way station. Located on Pioneer Trail at Heavenly Valley Creek.

10. Dixon House Site - The hewn log structure was built in 1861 by R. P. Rainey as a way station and served as a hotel and layover stop for the Trans-Sierra Freighting teams until 1867 when it was sold to Harry Dixon of Placerville. Located on the Stella Johnson estate holdings. Located 6/10th of a mile east of the Miller House site.

11. McCumber's House Site - Freeman McCumber constructed in 1864 primarily as a home, but it also became a stopping place for teamsters and travelers on the road. Located on Pioneer Trail near Ski Run Boulevard.

12. Lapham's Hotel Site - Built in 1860, the building consisted of a hotel containing a saloon, dining room and fish market. Located at Stateline where the old original line ran through his dining room. The new Stateline is 2000 feet northeast. It was destroyed by fire in 1876.

13. Pott's Saloon Site - Saloon built for enjoyment of the teamsters. Located on Pioneer Trail where it intersects with U. S. Highway 50.

14. First State Highway Bridge - This bridge still standing though no longer used. It was the first bridge to be built by contract by the State Division of Highways. Located on Pioneer Trail at Trout Creek and is immediately next to new bridge crossing.

15. Celio Ranch - The Celio family under the guidance of Carlo Celio at one time owned much of the forested sections from Osgood's Toll House to Luther Pass and established the ranch in 1873. They purchased Meyer's, including old Yank's Station holdings in 1889, and established a lumber company in 1905 which operated for 47 years. They also raised beef and dairy cattle and had a slaughter house. The old ranch house and out buildings are still in the family and the holdings remain as the only physical evidence of an early pioneer ranch. Located on Upper Truckee Road south of U. S. Highway 50.

16. Camp Richardson - The area around Camp Richardson containing 2000 acres was acquired for $1.25 an acre by Mathew Gardner for whom Gardnerville, Nevada was named. He operated a logging business until 1885, when the supply of trees was exhausted. The property was then purchased for a total of $400 by E. J. "Lucky" Baldwin. A small portion which is now Camp Richardson was repurchased by a member of the Gardner family for $3,000 and sold to Mr. Will Tevis in 1900 for $6,000. The property was first developed by the Joseph Parmeters and John Copelands and was known as "The Grove". Al Richardson bought the property in 1923 and developed what is today "Camp Richardson". The U.S.F.S. acquired the property several years ago, but is still being operated as a family resort.

17. The Tallac Site - A three story hotel first constructed by Ephrain "Yank" Clement in 1873. "Lucky" Baldwin acquired the hotel and 2000 acres in 1879 and announced his acquisition will save the vast forest from the beauty destroying ax of the woodsman. Today, this is one of the last stands of virgin timber at the lake. The hotel was replaced by a new $3\frac{1}{2}$ story ediface in 1898 which could accommodate over 100 people. An adjoining gaming casino was built several years later. The buildings were demolished in 1927.

18. Cascade Lake - Dr. Charles Brigham started acquiring properties around Cascade Lake in 1882 and it still remains in the family which accounts for its unspoiled beauty. Both John Muir and Mark Twain enjoyed the Doctor's hospitality and John Steinbeck has acted as caretaker. A number of movies have been filmed there including Will Rogers in "Lightnin", Nelson Eddy and Jeanette MacDonald in "Rose Marie" in 1935 and "A Place in the Sun" in 1949.

19. Emerald Bay - Now operated as a State Park and was also known as "Eagle Bay" and the island has now been known as "Coquette", "Fannette", "Baranoff", "Deadman's", "Hermits" and "Emerald". Property originally owned by Captain Richard Bartner who died in 1873. Mrs. Lora Knight purchased a portion of the property for $250,000 and ground was broken for the "Vikingsholm" Castle in 1928. The castle is an authentic reproduction. The castle and lands were acquired in 1952 for $550,000 by Mr. Harvey West, Placerville Philanthropist, and sold to the State of California for a State Park in 1957 for $150,000, which was the amount that Mr. West still owed on the property. The road around the bay was completed in 1913 and the bay itself is considered to be one of the most photographed places in the United States. Emerald Bay is slated to be designated as a National Landmark in September, 1969.

20. Meeks Bay - Was discovered by John Calhoun in 1853 when they broke trail up through the Rubicon River. The property was acquired by the Central Pacific Railroad in 1868 and was resold to D. L. Bliss of the Carson and Tahoe Lumber Company and Fluming Company for $250.00 in 1878. After the timber had been logged off it was sold to George and Jim Murphy of Coloma for the same $250.00 and was run as a beef and dairy cattle operation for the next 35 years. In 1919, O. V. Kehlet purchased the property for around $35,000 and has been operated as Meeks Bay Resort since that time.

21. Lake Valley Railroad - Built and owned by the Carson and Tahoe Logging and Flume Company in 1888. The railroad was $7\frac{1}{2}$ miles long extending from an 1800 foot trestle built in the lake at Bijou up to Meyers. Log chutes and wagons supplied the train cars with logs all along the trackage. The track was removed in 1898, but the old road beds can still be seen running through the meadows. A plan is now being promoted to activate a portion of the railroad with narrow gauge equipment as a tourist attraction.

HISTORICAL WESTERN SLOPE

1. Mormon Tavern Site - Constructed in 1849 and enlarged and operated by Franklin Winchell in 1851. It was a popular stop for teams and stages and became a remount station of the Central Overland Pony Express. On April 4, 1860, pony rider William Hamilton changed horses on the first trip eastward of the Pony Express. Building was demolished in 1965 due to highway construction. Located on U. S. Highway 50 near Clarksville. State Historical Monument #699.

2. Green Valley Ranch House - Erected by Steven and William Elliott in 1850 of lumber shipped around the Horn. Fred Engesser purchased the home and property in 1868, and it has been well preserved. The Engesser family still are living in the home. In February 1854, a post office was established but was discontinued in 1869. A Catholic Church once stood on a piece of the property and a cemetery still marks the site. Located on Green Valley Road east of Bass Lake Road.

3. Skinner Winery - This property was purchased by James Skinner in 1856. He established a large vineyard and erected a winery of stones gathered on the place. A storage building for large casks of wine was also built and a tramway ran from the winery across the road so the barrels of wine could be transported to the storage building. The ruins of both the winery and storage buildings can be seen today on Green Valley Road at Cameron Park Boulevard intersection.

4. Zengraf House - The house was built in 1871, and Mr. Zengraf raised a large vineyard of grapes and had a winery. The house is made of adobe and its interior partitions are hanging on hinges so they can be raised to make one large room where the folks used to enjoy dancing. The place was later owned by Mr. Klumpp, son-in-law of Mr. Zengraf. It is now owned by Mr. Gerken. Located on the western loop of Deer Valley Road ½ mile north of Green Valley Road.

5. Etzel or Holden House - Conrad Etzel settled in "Pinchem" in 1849. "Pinchem" was the name first given to the locality, then "Jayhawk", then "Deer Valley". The Etzel home originally was twice as long as it is now and two stories. The bar was on the first floor and the school house on the second floor. Located on Deer Valley Road near the Jurgens Road intersection.

6. Shingle Springs - On this site, the Boston-Newton Joint Stock Association encamped on September 26, 1849. The company left Boston, April 16th and arrived at Sutter's Fort September 27th after a remarkable journey across the continent. A rich store of written records preserved by these pioneers has left for posterity a fascinating picture of the gold rush. The only remaining building is the Shingle Mill from which the town received its name in 1850. Planters House, a popular hotel built in 1852, was destroyed by fire in the 1920's. Rich placers were worked in this area. During the Comstock Bonanza rush, Shingle Springs was the eastern terminus of Sacramento Valley Railroad. Horse and mule drawn freighters hauled freight from here to the mines in Virginia City, Nevada. State Historical Landmark #456, Shingle Springs.

7. Bayley House - Built in 1862 by A. J. Bayley as an Inn in anticipation of the Overland Railway being routed this way. The building consists of three stories containing 22 rooms, including a saloon, wine cellars and dining facilities and is constructed of bricks made in the area. The house is deteriorating rapidly and is one historical building being considered for restoration by the County. Located on State Highway 49 at Pilot Hill.

8. First California Grange Hall Site - Pilot Hill Grange No. 1, consisting of 29 Charter Members with F. D. Brown, Master; A. J. Bayley, Secretary, and was organized August 10, 1870. The Grange Hall dedicated at this site in November 23, 1889, was built by Alcandor A. Bayley. Some of the lumber used in the building is now contained in the barn located on the site. Located adjacent to the Bayley House at Pilot Hill.

9. Gold Hill - Rich mining area but only ruins standing are that of the Gold Hill bar and store built in 1859 and 1860. Located on Cold Springs Road north of Gold Hill Road intersection.

10. Pleasant Grove House - This was the site of a popular roadhouse where the ponies of the Central Overland Pony Express were changed during July 1, 1860 to June 30, 1861. From here, the route of the pony riders continued westward to Folsom and eastward through Rescue, Dry Creek Crossing and

Missouri Flat to Placerville. Located on Green Valley Road west of Deer Valley Road, Rescue area. State Historical Landmark #703.

11. Wakamatsu Tea and Silk Farm Colony - The first agricultural emmigrants from Japan arrived at Gold Hill on June 8, 1869 to form the Wakamatsu Tea and Silk Farm Colony. This colony had a promising outlook only for a brief period and failed tragically in less than two years. Located on Cold Springs Road, one mile north of Gold Hill Road intersection. State Historical Landmark #815.

12. Hill Building - Built in 1857 and located on Pleasant Valley Road. El Dorado was a popular stopping place for early day travelers and was first named "Mud Springs" when oxen, horses and mules trampled the fine watering places into quagmires. El Dorado bacame a popular and important town with many homes, buildings and stores and was also the crossroads for freight and stage lines.

13. Wells Fargo Express Office - Now occupied by Poor Red's Barbeque, located on Pleasant Valley Road, El Dorado.

14. Bank Store Offices - Built in 1855 and located on Pleasant Valley Road, El Dorado.

15. Occidental Hotel Site - Built in 1857, but was destroyed by fire in the late 1950's. Located on Pleasant Valley Road, El Dorado.

16. Louis Le Pitit's Store - Built in 1856 and located on Pleasant Valley Road. The community of Diamond Springs was settled in 1849, and was an early day stop for the wagon trains and derived its name from the many clear crystal springs in the area. When gold was discovered here, the diggins produced a 25 pound nugget. Its most thriving period was in 1851.

17. I.O.O.F. Hall - Built in 1852 and was called Diamond Springs Lodge No. 9 and is now the oldest Odd Fellows Lodge in continuous use in California. Contains two stories and is located north of Pleasant Valley Road, Diamond Springs.

18. Wells Fargo Express Office Site - Located on Pleasant Valley Road, Diamond Springs.

19. Somerset House Site - Best known as place where gun battle between Bullion Bend stage robbers and posse in 1864. Located at intersection of Mt. Aukum, Grizzly Flat and Buck's Bar Roads.

20. Cole's Station - Built by William Cole and William Christian in 1852. Located between Somerset House and Grizzly Flat on Grizzly Flat Road.

21. Marshall's Blacksmith Shop - Built in 1872 on the Gray Eagle Mine property. It is on the west side of present State Route 193 (Georgetown Road in Kelsey). Kelsey was known first as "Kelsey Diggins" and was one of the rowdiest gold camps in the area.

22. Union Hotel Site - James Marshall passed away here on August 10, 1885. Located at Kelsey.

23. Deer View Lodge Site - A magnificent hotel purchased from the 1915 San Francisco Fair and rebuilt on the site which is located about three miles southwest of Pino Grande. It contained five stories, but collapsed before it was ever completely finished.

24. Michigan-California Railroad - In 1889, American River Land and Lumber Company began the logging operations in the Pino Grande area. Log wagons were used to transport the logs to Chute Camp at which was located a chute that carried the logs into the American River at Slab Creek. The chute was 3,000 feet long which was reputed to be the longest structure of that era. In 1898, the Company started using a railroad from Pino Grande to Chute Camp.

In 1900, the El Dorado Lumber Company was formed after the American River Land and Lumber Company went bankrupt. Work started on the Cable in 1901, and the railroad reached Camino in 1902. In 1911, it became the C. D. Pine Company. In 1918, John Blodgett merged with Danaher to form the Michigan-California Lumber Company

The south tower of the cable burned in 1949, which ended transportation of lumber from Pino Grande to Camino over the narrow gauge railroad. After the new sawmill was built in Camino, the logging railroad and mill at pino Grande were scrapped in 1951.

Placerville and Lake Tahoe Railroad began operations in 1904 from the box factory in Camino to Placerville which was the eastern terminal for Southern Pacific

in El Dorado County. This was started by the El Dorado Lumber Company and was intended to continue on to Lake Tahoe. When C. D. Danaher took over the lumber company in 1911, the name was changed to Camino, Placerville and Lake Tahoe Railroad.

25. Cable Point Site - Aerial Cableway built in 1901. The site is located at the South Fork of the American River which connected the logging railroad that ran from Camino to Pino Grande. The cable had a span of 2,814 feet and was 1,200 feet above the river. This site was destroyed by fire in 1949. It carried railway cars loaded with rough cut lumber.

26. Sportman's Hall - Site of Old Sportman's Hall, also known as "Twelve Mile House". The hotel was operated in the latter 1850's and 1860's by John and James Blair. A stopping place for stages and teams of the Comstock, it became a relay station of the Central Overland Pony Express. Here, at 7:40 A.M. April 4, 1860, pony rider William Hamilton, riding in from Placerville, handed the express mail to Warren Upson who two minutes later sped on his way eastward. Located on Pony Express Trail at Cedar Grove. There was stable room for 500 horses. State Historical Landmark #704.

27. Pacific House - Built in 1849 as the Placerville Road was being completed linking Placerville to the Comstock via Echo Summit. The hotel was operated as a toll house stage stop and stop-over for weary travelers.

    Pacific House changed hands in 1883, and until 1910 was operated by James Zimmerman. Rufus Pool purchased the property in 1910 and he and his descendents operated the resort until 1947, when it was sold to Demitri Keuseff who is the present owner. The old hotel with its original furnishings and many valuable antiques was totally destroyed by fire on August 16, 1968.

    The toll houses along the Placerville Road were where the person having the franchise for a certain section of road had his stopping points. The Pacific House franchise was from the 14 Mile Stone operated by "Dirty Mary" to Ogelsby Grade at the 27 Mile Stone. The toll roads had a short-lived era. They were constructed and operated by private ownership beginning in 1859, with

extensive improvements and costs to the private toll road builders over the next two years. By 1862, the traffic of miners, traders, hikers, animals and wagons was so heavy on this road that it became the greatest highway in the United States insofar as traffic and tolls.

This great thoroughfare served as the main arterial until 1868, when the Central Pacific Railroad to Nevada was constructed and the Virginia and Truckee Railroad in 1869 slowed all of the roaring traffic to a standstill, leaving only the stagecoaches and private travelers using this route.

In 1896, the Placerville-Lake Tahoe road was made a state highway. A unique way of identifying the highway was set up in "Mile Stones". At intervals of one mile a granite milestone with the number indicating miles from Placerville was set up and each stone weighed approximately 800 pounds. A total of 61 of these stones were placed along the original route of the state highway ending at Lake Tahoe. Most of these stones are still in place or reset at corresponding points along the freeways. It is still a custom for local people to identify places or happenings at the various milestones. The stones were made at the State Prison at Folsom.

28. Whitehall - A stage stop and the original building burned down about 1900. Also known as "Randall Post Office".

29. Kyburz Station - Formerly Dick Yarnolds Toll House. Built in the early 1850's and was a stage and wagon stop. Located on U. S. Highway 50 at Kyburz.

30. Fred's Place - Stage and freighter stop. Buildings were torn down about 1965 so the highway could be widened.

31. Strawberry - Built in 1861, by Charles Watson on a 160 acre Federal Land Grant. It was a summer resort and a stop for freighters. So many horses and mules would be stabled there that "Old Berry", the hostler, running out of the hay would frequently sell straw. Thus, the name "Straw" berry.

32. Phillips Station - Early Stage Stop strategically located near Echo Summit where man and horses

rested after toiling up the steep slopes of the Sierra's. One log building still standing which was used as a saloon.

33. Newtown - In early days, extensive hydraulic and lode mining in this area. Large store building in use today is all that remains of a once bustling town raged by fire about 1900.

34, Old Malone House - Built over 100 years ago and is one of two homes left from the community of Cedarville. House is in remarkable condition and has been restored by the Fred Murphy's, who are the present owners.

35. Garden Valley - Formerly known as "Johnstown" and was once known for extensive truck gardening which supplied the area.

36. Greenwood - Founded in 1848 by John Greenwood, son of the famous "Caleb 'Old' Greenwood". By 1854, the town had 1,000 residents. John Muhlback Brewery was located here.

37. Cool - Originally named "Cave Valley". Lime kilns were located in this area and it was also a stage stop on the Auburn-Georgetown Road.

38. Spanish Flat - Location of a rich mining community having over 3,000 residents. Located between Georgetown and Kelsey.

39. Logtown - Was a rich quartz mining area located $2\frac{1}{2}$ miles south of El Dorado.

40. Nashville - Was a former active mining camp. Headframes and mining dump can still be seen from State Highway 49. Located on the Cosumnes River near the Amador County line.

41. Fairplay - Former placer, hydraulic and quartz mining town. Present store and buildings are about $1\frac{1}{2}$ miles from the original site.

42. Grizzly Flat - Former hydraulic mining center. Rich productive lode mines were worked for many years. Named by a group of miners surprised at lunch one day by a large grizzly bear.

43. Indian Diggins - Once a large community with rich placer and hydraulic deposits. Located on Omo Ranch Road, near Omo Ranch.

44. Folsom Reservoir - Inundated Morman Island site founded as a mining town by members of the Morman Batallion traveling from Sutter's Fort. In 1853, population was around 2,500. The town was destroyed by fire in 1856. The reservoir also inundated the mining communities of Negro Hill and Salmon Falls.

45. Pony Express Trail - Started in April 3, 1860 and lasted until November 20, 1861, which was when the Overland Railroad opened. At first, the route followed from Clarksville to Lake Tahoe, but shortly afterwards was changed to go over the Green Valley Road which was shorter. The route from Placerville to Lake Tahoe followed the Old Placerville Toll Road.

46. Carson Emigrant Trail - Kit Carson discovered the pass over which this trail goes into Alpine and Amador counties which was over 8,000 foot elevation. The trail in El Dorado County took off at Tragedy Springs and followed what is Iron Mountain Road today, down through the Sly Park Reservoir and on to Pleasant Valley and El Dorado where it connected to existing roads. When the Lake Tahoe Road was opened, all traffic moved over to it due to its lower elevation.

47. Diamond-Caldor Railway - A wholly-owned subsidiary of the California Door Company. The Diamond and Caldor Railway was incorporated as a common carrier in 1902. The railroad ran from the saw mill at Caldor to the box factory and planing mill located at Diamond Springs. It had 34 miles of right of way with a total of 63 trestles. The Diamond and Caldor Railway operated for fifty years, closing down in 1952.

Coloma-Lotus Area

Coloma was the gold discovery site in California which occured January 24, 1848. It was discovered by James W. Marshall, an employee of Captain John A. Sutter of Sutter's Fort in Sacramento. The gold discovery triggered one of the biggest migrations of people the World has known and all of them had Coloma in mind as their destination. Coloma grew to a thriving community in a short time. It also served as a trading center for the numerous nearby camps that sprang up. The name was derived from the Indian spelling "Culluma".

The first water ditch in the County was constructed here which was six miles long. Also, the first ferry over the American River and the first bridge were located here. El Dorado County was created in 1850 and Coloma was the County seat until it moved to Placerville in 1857.

1. Sutter's Sawmill Site - This rock monument marks the site of John A. Sutter's sawmill in the tailrace of which James W. Marshall discovered gold January 24, 1848, starting great rush of argonauts to California. The Society of California Pioneers definitely located and marked site in 1924. Additional timbers and relics, including original tailrace unearthed in 1947, were discovered after property became a State Park. Working replica of sawmill has been erected nearby. Located in the State Park. State Historical Landmark #530, Coloma.

2. Marshall's Cabin - James Marshall lived here for two years. Located between the museum and the monument in the State Park.

3. Marshall's Monument and Grave - Unveiled on May 3, 1890 as fitting "headstone" to the man who discovered gold and is buried at its base. Located on a hill overlooking the site.

4. Man Lee General Store - Located in the State Park and is now part of the museum.

5. Wah Hop General Store - Located in the State Park and is now part of the museum.

6. Bekearts Store and Gunsmith Shop - Built in 1850 and the store is still in use and operated by a concessionaire for the State Park.

7. Emanuel Episcopal Church - Built in 1856. After gold played out in the area, a circuit or traveling minister served this and other churches in the smaller towns, but has recently been reopened and services are being held. This was the first Episcopal Church in the mountains. Located in the State Park.

8. St. John's Catholic Church - Built in 1859 and the location of the bell tower in the church yard is unique. Located in the State Park.

9. First County Court House Site - Located in front of the old school house on Coloma Street.

10. Edwin Markham Home - Mr. Markham, the poet, became famous through his poem "Man with the Hoe" and was later County Superintendent of Schools in the 1880's. Located on State Highway 49 (Coloma Road) north of the Cold Springs Road intersection.

11. Vineyard House and Winery - Originally built in the 1860's and burned down in the 1880's and was then rebuilt on the same foundation. Robert Chalmers built a winery nearby and the wines were so excellent that they were shipped to France. The ruins are being restored as a new winery. Located off Cold Springs Road.

12. Coloma Jail Site - Ruins are all that is left of the original building as Robert Chalmers purchased the building in 1862 and used most of the building's stones in constructing the Vineyard House.

13. I.O.O.F. Hall - Known as Coloma Lodge #27 and established in 1854 and is one of the most continuously used lodges in the State.

14. General Store - An old store built in 1859 by Adam Lohry and is still being used as a store. Located on Lotus Road in Lotus.

15. Meyers Dance Hall - Built in 1855 and the ruins show that the building was two stories high with first floor being used as a winery. Located on Beach Court in Lotus.

16. Old Union Town Cemetery - Headstones date back to early 1850's. Located in Lotus near the old Uniontown School.

17. Coloma Pioneer Cemetery - Headstones date back to the early 1850's. Located on Cold Springs Road in Coloma.

18. Coloma Gray's Armory - Home of the regiment that Coloma sent out to fight in the Civil War. Located in the State Park.

HISTORICAL GEORGETOWN AND VICINITY

Founded August 7, 1849 by George Phipps and party. Was nicknamed "Growlersburg" from the large nuggets that "growled" in the miners pans. Georgetown was the hub of an immensely rich gold area. After the disastrous fire of 1852, the original tent city was moved from the head of Empire Canyon in Lower Main Street to its present site. Unique in early day planning, Main Street was laid out 100 feet wide and all the side streets at 60 feet. Population during the years of 1854 to 1856 was around 3000. State Historical Landmark #484.

1. Balzer House - Originally a three story building built in 1861 for Mrs. Olmstead whom the miners called "Widow Balzer". The building was operated as a hotel on the first two floors with a dance hall on the third, but failed as a business venture. In 1870, the building was made over as an opera house and the building was purchased in the late 1880's by the I.O.O.F. Memento Lodge #37 which had been founded in 1855 in Georgetown. The third floor was removed and the opera house on the first floor is still actively used and the Odd Fellows utilized the second floor as their lodge meeting rooms. This is another building that the County is desirous in seeing completely restored. Located at corner of Wentworth Springs Road and Georgetown Road.

2. Miller's Bakery Site - Located next door to Balzer House on Wentworth Springs Road.

3. Georgia Slide - Sailors become miners from Georgia established a town in 1849 and a general store and mining camp in 1850. The miners became big producers by seam diggins, hydraulic and flood sluicing. The important mines were the famous Blue Rock, Pacific, Beattie and Upper Blue Rock. Location 1½ miles northwest of Georgetown on Georgia Slide Road.

4. Nevada House Site - Located on Wentworth Springs Road next to the Miller's Bakery. Site now occupied by the Georgetown Hotel.

5. Shannon Knox House - Oldest building in town and was built with lumber shipped around the Horn. Residence still stands at the corner opposite the Balzer House and is another building worthy of restoration.

6. Old Armory - Built in 1862. Original building had no windows, only a front door. Was used as armory during the Civil War. Located on Wentworth Springs Road opposite the Georgetown Hotel.

7. Ditch Company House - Built in 1854 and is still well preserved. Located on same side of street as the old armory but at the next corner.

8. Pioneer Cemetery - Headstones date back to 1850 and is still being used. Located on State Highway 193 (Georgetown Road).

9. Bolling Saloon Site - Located next to Georgetown Hotel.

10. Masonic Hall Site - Built in the 1850's New Masonic Hall replaces original hall and located just below the Shannon Knox House.

Historical Placerville Area

Old Dry Diggins - Old Hangtown - Placerville

Established on the banks of "Hangtown" Creek as rich mining camp in spring of 1848. Millions in gold were taken from its ravines and hills. Supply center for mining camps and transportation terminus for the famous Comstock Lode. John M. Studebaker, Mark Hopkins, Leland Stanford, Phillip Armour, Charles Weber, founder of Stockton, and Edwin Markham were among well-known men who contributed to Placerville's history. Also, "Snowshoe" John A. Thompson, who carried from 60 to 80 pounds of mail on skis from Placerville over the Sierra to Carson Valley during the winter months. Incorporated May 13, 1854, and has served as the County Seat since 1857. State Historical Landmark #475, located at Bedford and Main Streets, Placerville.

1. Raftles Hotel - On site of Old Cary House built in 1857 after destructive fire of 1856. Previously this had been Hotel El Dorado. Cary House was a famous stage stop and Wells Fargo headquarters. A total of 90 million in bullion from fabulous Comstock was deposited on the porch during the Bonanza days of Virginia City. Hank Monk, noted stage driver, who brought presidential candidate Horace Greeley in a wild ride from Carson City to Placerville, achieved "immortality" with his famous remark, "Keep your seat Horace, I'll get you there on time". Phrase was picked up by opposition and used all over the United States. Greeley vowed it lost him the election. Candidate made a presidential campaign speech from the balcony of the Old Cary House.

2. Methodist Episcopal Church - Oldest church building in El Dorado County and was erected in 1851. Lumber in the building was shipped around the Horn and the Ponderosa beams are hand hewn. It originally stood on the corner of Cedar Ravine and Main Street but was moved and restored on the Federated Church grounds on the hill above Placerville in 1961. State Historical Landmark #767, Thompson Way, Placerville.

3. Church of Our Savior (Episcopal) - Founded in 1865 and is located at 2979 Coloma Street, Placerville.

4. Memory House - Rock building constructed in 1852 and withstood fire of 1856. Used as soda works and later as a jail. Construction is typical of many

such buildings in the Mother Lode. The building was built of greenstone and brick. For many years used as office building and now houses an Antique Shop and is next to P. G. & E. office, Main Street, Placerville.

5. John Studebaker Shop Site - This shop was built in early 1850's. The front part was occupied by a blacksmith shop by Ollis and Hinds, and John Mohler Studebaker rented a part of the rear between 1853-58. Here he had a bench and sort of wood-working shop where he repaired and worked on wagon wheels and the like. A little later, he began to make wheelbarrows for the miners' use. He became engaged in the making of ammunition wagons for the Union Army; from that grew his entensive wagon and carriage business and later the automobile business in South Bend, Indiana. State Historical Landmark #142. Located opposite El Dorado County Chamber of Commerce building, Main Street, Placerville.

6. Jane Stuart Building - Also known as "Rolleri Home". Jame Stuart (Emigrant Jane) drove a herd of horses across the plains, sold them, and with the money built this building 1862. The building was used primarily to house offices on the first floor and as a residence on the second floor. The building is now occupied by the Placerville Justice Court on the first floor and as a portion of the City Hall on the second floor. Located next to the El Dorado County Court House, Main Street, Placerville.

7. Confidence Volunteer Fire Department - Built in 1857 and now occupied by the City Hall. Located adjacent to the Jane Stuard Building and next to the El Dorado County Court House, Main Street, Placerville.

8. Ivy House Site - Built in the fall of 1861 containing three stories and was known as the "Cary House". Was early day Conklin Academy, a private school. Ivy planted in 1861 and was still growing until the house demolished in 1965. In early 1880's, the building was made over into a hotel. Located on Main Street opposite Cedar Ravine, Placerville.

9. Old Zeisz Brewery Site - Built in 1862 and lived in by Zeisz family on the second floor many years. Demolished in 1967, with only the entrance to the hillside storage area remaining. Located on Main Street opposite Locust Street, Placerville.

10. Dillingers Furniture Store - Red brick building built in 1856, and has been occupied by L. & A. Seligman, D. Newbaur and Lee Harmon & Company. Located on lower Main Street, Placerville.

11. Ab Saul's Early Day Stage Station - Built sometime in the 1860's and was a stage station operated by Ab Saul. Later Avansino & Rafetto owned it and then Nick Fossati bought an interest in it in 1874 and then became sole owner. It was a popular team stop in the Comstock Bonanza days. This building is being considered for restoration by the County. The first floor contained store, saloon, and residence. A beer hall was in the basement and the second floor had a dance hall and rooms for miners. Located in the Smith Flat area.

12. Hangman's Tree Site - Placerville in the days of of 1849 was called "Hangtown". This was the site of Elstner's Hay Yard on which stood the "Hangman's Tree" where vigilantes executed many men for various crimes. The stump of the tree is under the buidling on which the plaque is placed. After 1857, hangings were in the courtyard until abolished by the State. State Historical Landmark #141, located on Main Street east of Coloma Street, Placerville.

13. Bell Tower - Area first known as the "Plaza". Wooden tower at site of present steel structure was topped by bell shipped around the Horn in 1865 from Boston. Used mainly as fire alarm. Also tolled at close of Franco-Prussian War. For a number of years after Worl War I, it tolled the opening of Armistice Day services. Bell now in yoke at Post Office park on Bedford Avenue. Located on Main and Center Streets, Placerville.

15. Frederick Sieg Monument - In 1859, he founded the first Grove of the United Ancient Order of Druids in California. Located on Main Street at Cedar Ravine, Placerville.

16. Old Soda Works Building - Also known as "John Pearson Soda Works" and was built in 1852. The upper story of the building was built in 1897. Had first elevator in Placerville. The caves behind the building were used to store ice and soda. Located on Main Street near Cedar Ravine and presently occupied by Prescott Engineering office.

17. First Organized School Site - Built at Coon Hollow, south of Sacramento Hill in 1853, south Placerville area.

18. Old City Cemetery - Oldest headstone dated 1850. Located at Rector and Chamberlain Streets, Placerville.

19. Old Uppertown Cemetery - Oldest headstone dated 1850. Located on School Street, Placerville.

20. Old Catholic Cemetery - Located under St. Patricks, which recently replaced the old church building built in 1865. Located on Sacramento Street north of Fiske Street, Placerville.

21. Jewish Cemetery - Oldest headstone dated 1856. Located on Myrtle Avenue at Myrtle Court, Placerville.

22. Blair House - Also known as the "Combellack Home" and is one of the finest examples of preserved victorian architecture in the City. Located on Cedar Ravine Road near Pacific Street, Placerville.

23. Thompson House - Built in 1851, and located on Cedar Ravine Street opposite the Blair House, Placerville.

24. Bennett House - Originally built by Frederick A. Bee for whom the street on which the house is located is named. He and his brother were early day miners and merchants and organized the first temperance society in Placerville, which was not very well attended. He also built the first telegraph line across the Sierras for the Placerville and St. Louis Telegraph Company which later merged with Western Union. He helped organize and may have originated the idea of the Pony Express. He later became the first Chinese Counsel in San Francisco, which was the first time and possibly the last time that it will be held by a non-oriental. House is presently being used as an Elks Lodge.

25. Old Darlington Residence and Site of Old Darlington Store - The residence was built between 1852 and 1858, and has been continually occupied by the Darlington family since that time. Site of the old store is where the present driveway is situated. Located on Cedar Ravine Road, north of Weber Creek, Placerville.

26. Pony Express Building - Built in 1858, and was a harness shop. Ponies stabled in corrals back of the building. The route was down Cary Alley, out Spring Street, Bee Street and through Missouri Flat, Rescue, and down Green Valley Road to Folsom and Sacramento. Last six months of Pony Express, Placerville was western terminus. Building was later used as Chinese laundry. Located on Sacramento Street at Cary Alley, Placerville.

27. Giebenheim Brewery - Residence at site still standing and is occupied by Fausel family. Located on Chapell Street near Cary Alley.

28. Old Chinese Store - Located on Benham and Pacific Streets, Placerville, but is presently being demolished.

29. Pioneer Hardware Company Building - Now known as the Placerville Hardware Store. Established in 1852. Walls are 22 inches thick and had iron shutters on the windows which saved it from two disastrous fires which leveled the business district. Has been continuously operated by a hardware store and still receives orders from Television Producers, etc. for gold mining pans which are carried stock.

PROPOSED RECREATIONAL FACILITIES

Due to the fact that 54% of the County is presently under public ownership, it is reasonable to expect those entities to provide the greatest number of recreational facilities that are geared to the out of County resident which can be considered as mainly camp sites and picnic sites.

At the present time, there are 579 picnic sites within the County of which State and Federal provided 452, and cities and County provided 127. We have 2,273 camp sites of which State and Federal account for 1,711 and the cities and County 562.

Quite a number of the facilities have already been planned for expansion and the total amounts to 1,928 new picnic sites and 4,268 camp sites. The proposed new facilities are as follows:

Federal Government

Lake Tahoe Area - Baldwin Beach, 30 new picnic sites are proposed; Kiva Beach, 50 new picnic sites are proposed; Fallen Leaf Campground, 20 new picnic sites and 80 new camp sites are proposed; Grass Lake Campground, 50 new camp sites are proposed.

Crystal Basin Area - Ice House, 31 new camp sites are proposed; Union Valley Peninsula, 80 new camp sites are proposed; Gerle Creek, 10 new picnic sites are proposed; Loon Lake, 30 new camp sites are proposed.

Highway 50 Area - Wrights Lake, 30 new camp sites are proposed.

Georgetown Divide - Stumpy Meadows, 20 new camp sites are proposed.

State of California - Peninsula Campground, Folsom Recreational Area, 550 new camp sites and 8 organizational campgrounds are proposed; Salmon Falls, Folsom Recreational Area, 1300 new camp sites, boat launching and playgrounds are proposed; New York Creek, Folsom Recreational Area, 150 new picnic sites and playgrounds are proposed; Iron Mountain, Folsom Recreational Area, 75 new picnic

sites and playgrounds are proposed; Goose Flat, Folsom Recreational Area, 100 new picnic sites and playgrounds are proposed; Coloma Gold Discovery Park, 50 new picnic sites are proposed; Sugar Pine Point State Park, Lake Tahoe, 425 new picnic sites, 1,025 new camp sites and 10 organizational campgrounds are proposed; Auburn Reservoir, 730 new picnic sites, 575 new camp sites, playgrounds, boat launching, organizational campgrounds, cycle course, archery, rifle range and golf course are proposed.

County of El Dorado

Sly Park - Master plans call for 145 new picnic sites, 322 new camp sites and additional boat launching.

City of Placerville

Bedford Park - 50 new picnic sites are proposed; Lions Park - 12 new picnic sites are proposed, and Lumsden Park - 6 new picnic sites are proposed.

City of South Lake Tahoe

El Dorado-South Lake Tahoe Park, A recreational and culture center is proposed to replace the old County Campground and it will contain picnic sites, several organizational campgrounds, swimming pool, ice skating, and a community multi-use building.

El Dorado County is most desirous in obtaining an adequate historical museum facility. The old museum is gradually being forced out of its quarters at the County Chamber of Commerce, due to increased space requirements and a great amount of the artifacts have been placed in storage. The El Dorado County Historical Society has recently acquired all the personal effects of Stella Tracy, but they do not have a facility to display them. There is ample space at the County Fairgrounds for a museum, which now has U. S. Highway 50 on one side and the proposed new routing for State Highway 49 will be on the other side.

The County is also desirous in establishing permanent rifle ranges, both indoor and outdoor, but the land located in a sparsely settled area would have to be acquired.

The County encourages the restoration and rehabilitation of its historical structures either by public or private enterprise.

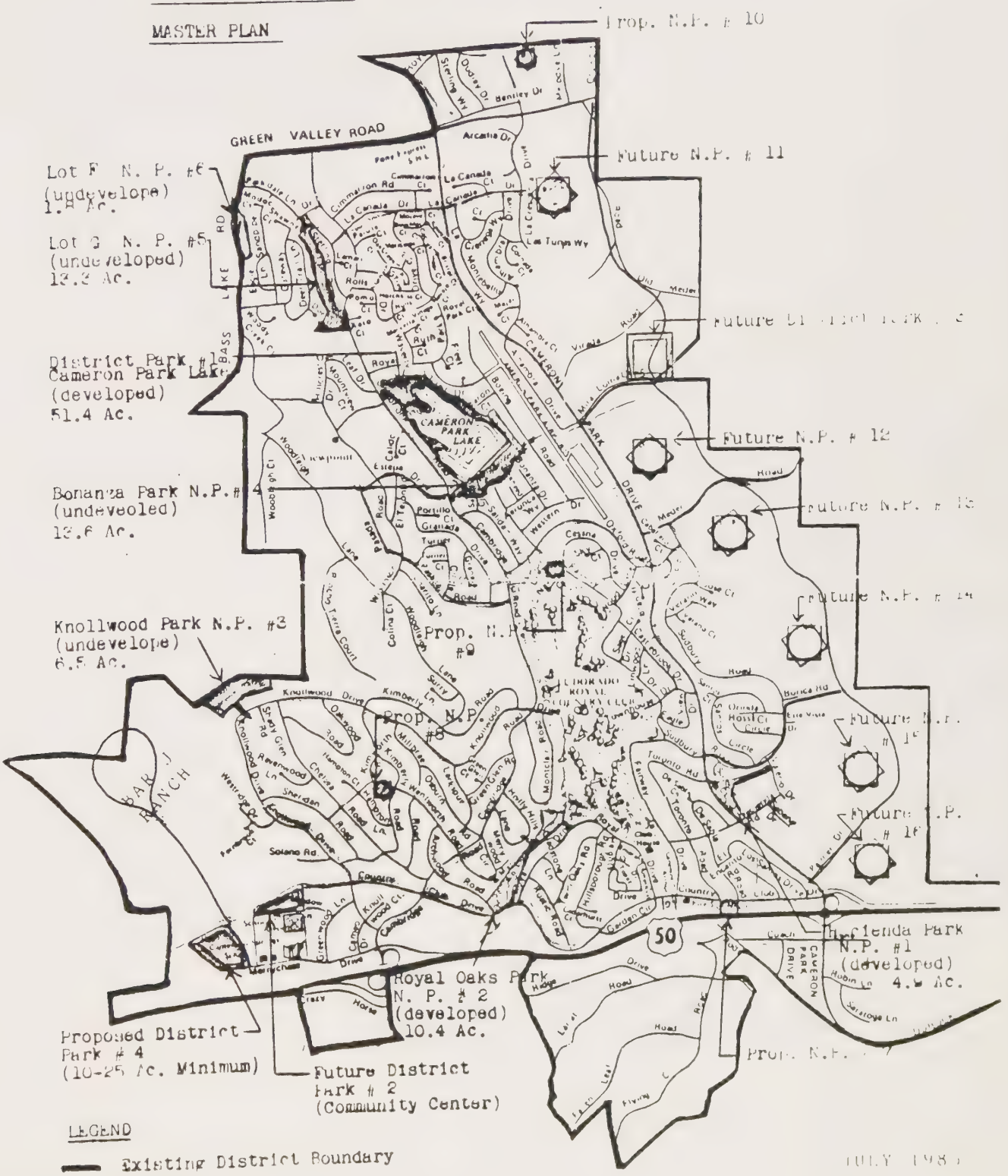
The need for roadside rests and neighborhood parks is becoming quite accute and more will have to be constructed by public interests. Lately the County has been encouraging, with favorable results, the establishment of small parks in subdivisions for the exclusive use of the residents living there.

The most important phase in implementing this Plan is continued coordination and cooperation between the various agencies and organizations engaged in recreational work. All recreational agencies should prepare a development program for the next ten years and have joint reviews with other interested entities, in order that the recreational program does not become over or under balanced in the demand and supply of the different categories.

CAMERON PARK

RECREATION AND PARK

MASTER PLAN



LEGEND

— Existing District Boundary

N.P. Neighborhood Park
(2 acre minimum)

... Proposed Access Easement

JULY 1983

Bike Paths

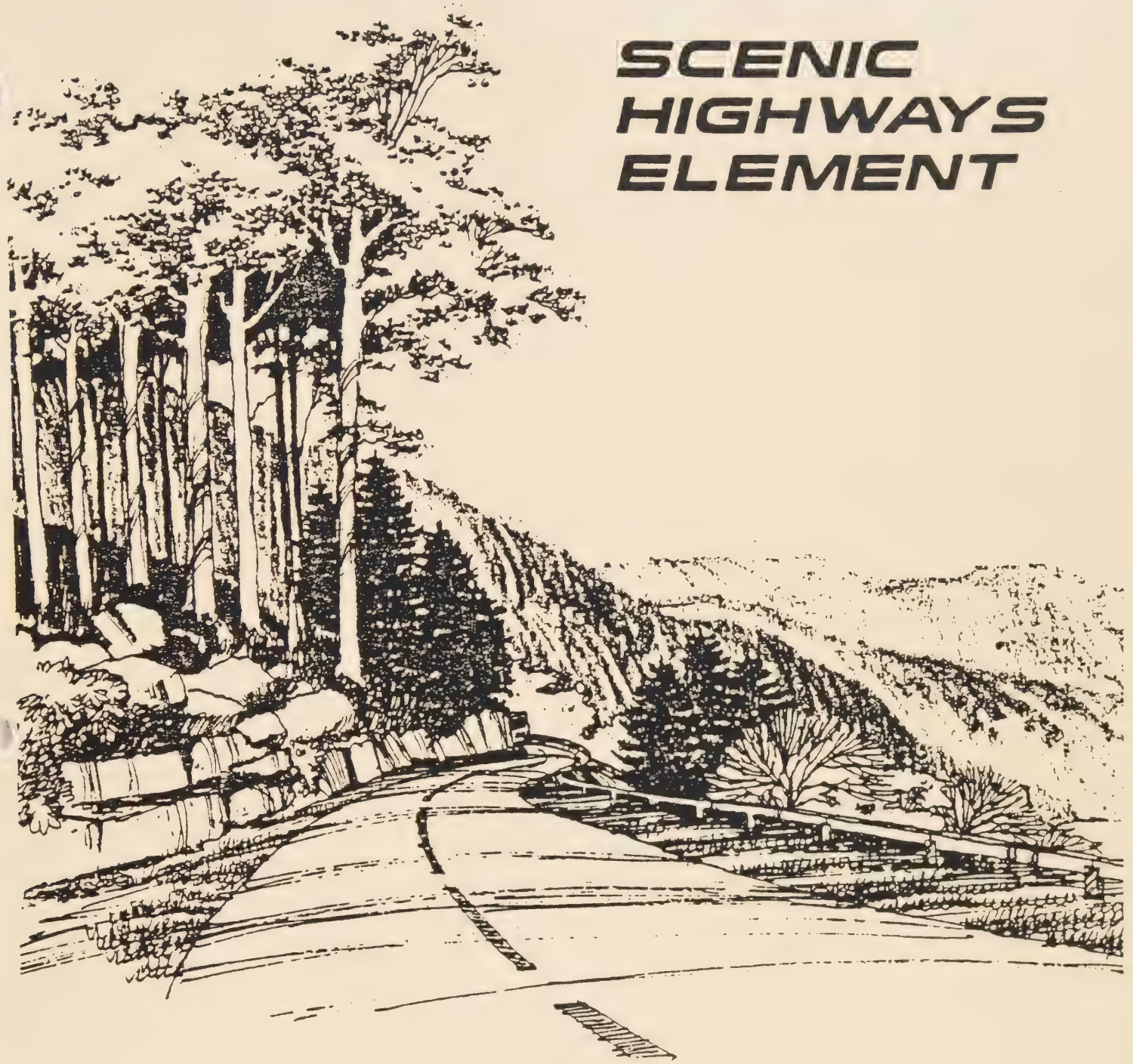
Existing Roads —

Future Developments —

✻ Aristocrat of the early west was the stage driver and ... most fabled was Hank Monk. Known far and wide for his skill at the reins, Monk earned national prominence for his cocky admonition of the pompous Horace Greely at the start of a jarring, frightening ride over the precipitous passes of the Sierra Nevada mountains from Carson City to Hangtown (now Placerville). That famous ride is depicted in this cover art by El Dorado County's famous artist-historian George Mathis. Confidence and knowhow were the marks of the Hank Monks who stand out in the history of El Doradoland. These same traits prevail today as El Dorado County moves ahead as one of California's leading growth areas.



SCENIC HIGHWAYS ELEMENT



El Dorado County

Community Development Department

Planning Division

Revised November 1984

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SCENIC HIGHWAYS ELEMENT

PURPOSE

This Scenic Highways Element focuses on enhancing and preserving El Dorado County's State and local roads and highways with exceptional scenic value. It is also intended to meet the legislative mandate requiring all cities and county jurisdictions to prepare a Scenic Highways Element as part of the adopted General Plan.

BACKGROUND

In 1972, State legislation was adopted requiring all city and county jurisdictions to prepare a Scenic Highways Element as part of their adopted General Plan.[1] Designed to protect and enhance State Highways of scenic beauty, this legislation also aims to reinforce and protect the social and economic values provided by the State's scenic resources.

The State Scenic Highways Master Plan, adopted in 1963, presents a statewide system of scenic highways and recommends a program for scenic corridor protection. First, it sets forth those State Highways eligible for state route designation. Secondly, any public road of exeptional scenic value not shown in the "State Scenic Highways Master Plan" may be designated, by the County, as an "Official County Scenic Highway" providing the determination is made by the Director of the State Department of Transportation that the protection standards for Official State Scenic Highways have been met.

In 1973 the Board of Supervisors unanimously adopted, with several provisions[2], the Gold Rush Parkway Plan. Prepared by the Sacramento Regional Area Planning Commission, the Plan includes historic roadways of El Dorado, Placer, and Sacramento Counties. It contains an inventory of the major historic Scenic Highways and Recreational Access Routes and presents an action program to embrace those cultural amenities contained within the Gold Rush Parkway Scenic Highway System (illustrated on Map #3).

Many of El Dorado County's roads follow the trails of Pony Express riders, 49'ers and early pioneers. While providing access to wilderness lands, National Parks and Forests, the Lake Tahoe Basin and other recreational areas, many routes represent outstanding examples of spectacular High Sierra terrain and Mother Lode History. This element seeks to map a select group of those scenic state and local routes.

El Dorado County's exceptional scenic beauty is inseparable from its recreational attraction. Appropriate development, as well as conservation, of public and private land is a benefit to visitors, residents and commerce alike. Therefore, it becomes the responsibility of the County to enhance and protect the inseparable virtues of public and private interests in the scenic and recreational capabilities of land.

Concern for scenic values within the County is expressed in the County General Plan's Policy Statements, regarding the Open Space, Transportation and Recreation Elements. This Scenic Highway Element applies these and other policies to scenic routes within the County. Additionally, it concerns itself with the scenic corridors through which the routes pass.

GOALS and POLICIES

The overall goal of the Scenic Highway Element is to eliminate unsightly conditions, encourage safe and orderly traffic circulation and create an attractive atmosphere within the corridor along scenic routes. At the same time, it is the desire of the Board of Supervisors to maintain property values and stimulate harmonious economic ventures within El Doraco County's scenic corridors. Following are specific goals of this element:

GOALS

1. To adopt a General Plan Element consistent with the State guidelines for the official designation of certain portions of U. S. Highway 50 and State Highways 49, 88, and 89.
2. To establish protective standards for County roads with outstanding scenic features, namely: Georgetown Road, Wentworth Springs Road, Ice House Road, Morman Immigrant Trail, Carson Road, Green Valley Road and North Canyon Road.
3. To seek official "County Scenic Road Designation" for the aforementioned roads.
4. To encourage alternate modes of transportation through scenic corridors, i.e., bicycle, equestrian and pedestrian.
5. To promote economic development and tourism in areas through which scenic highways pass.
6. To coordinate the implementation of the Scenic Highway Element with the citizens of El Dorado County and adjoining jursidictions.

A policy is a definite course of action, selected from among alternatives, to guide and determine present and future decisions on development implementation matters. The following policies are proposed to apply within designated scenic corridors:

POLICIES

1. To preserve the beauty and scenic character of those roadways designated as scenic corridors by the State of California or the County of El Dorado.

2. Current land use can be changed in the direction of reverting to nature without reference to this governing body. Changing current land use within the designated area in the direction of changing the character or type of land use or intensification of current usage or development of any kind shall require review by the County.

3. The land owner shall submit a plan of the proposed change, including a site plan showing the existing site conditions and the effects on the aesthetic qualities of the site and proposed changes to be submitted to, reviewed by, and approved by the County. The proposed change in land use will be required to be compatible with the General Plan of development for the County. The Planning Commission will only approve those changes in land use which are compatible with the General Plan and which otherwise do not contribute materially to the deterioration of the scenic character of the corridor. The land and site plan should comply with County ordinances regarding architectural review of proposed developments along State highways. Planning Commission approval shall consider the impact of the proposed development on the scenic nature of the highway corridor.

4. Outdoor advertising within the scenic corridor will be controlled. Signs are permitted which if:

   a. On-premise; either

      1. advertise the sale or lease of the property,
      2. designate the name of the owner or occupant of the premises, or
      3. advertise goods manufactured or produced or services rendered on the property; or which if

   b. Off-premise:

      1. comply with existing County Sign Regulations,
      2. are located where background terrain or vegetation prevent it from jutting above the skyline,
      3. do not detract from existing structures,
      4. do not create traffic hazards,
      5. are necessary and desireable for traveler information in the area.

5. Signs which move or have animated or moving parts or are illuminated by moving or flashing lights will not be permitted.

6. Removal of existing, non-conforming signs will be encouraged.

7. Landscaped areas of scenic corridors will be compatible with the provisions of the Scenic Highways Element of the General Plan of the County.

8. Earthmoving operations which expose soil surfaces to the elements shall be followed by operations to reestablish vegetation to bind the soil together so as to prevent water or wind erosion, and reestablish a natural vegetation appearance.

9. Encourage the design and appearance of new structures and/or equipment proposed to be compatible with the scenic setting or environment.

10. Any proposed realignments of highway sections within the scenic corridor will take into consideration but not be dictated by the Scenic Highway Designation of the corridor.

PROGRAM

Although many roads in El Dorado County are "scenic", not all should be considered for scenic route designation. Along potential routes, scenic qualities should be examined to ensure the user both enjoyment and protection. The following topics are suggested for the examination of potential routes:

1. State Master Plan Designation;
2. Quality of existing or potential scenic features; recreational, historical or deucational;
3. Field of vision;
4. Variety of experience along route or immediate area; i.e., contrasts in terrain, vegetation or land use;
5. Heavy use such as access to recreational areas or historical sites;
6. Adaptability to commercial or public development;
7. Compatibility with existing land uses, either commercial, residential, industrial or open space;
8. Continuation of a scenic route from an adjoining jurisdiction;
9. User safety.

The positive and negative aspects of each topic deserve thorough assessment during the consideration of routes for an official scenic route designation. The California Department of Transportation (CalTrans) has adopted specific criteria[3] which must be met to receive an official scenic highway designation. CalTrans is responsible for administering and coordinating the State Scenic Highway Program. It is also the agency responsible for officially designating routes as scenic highways.

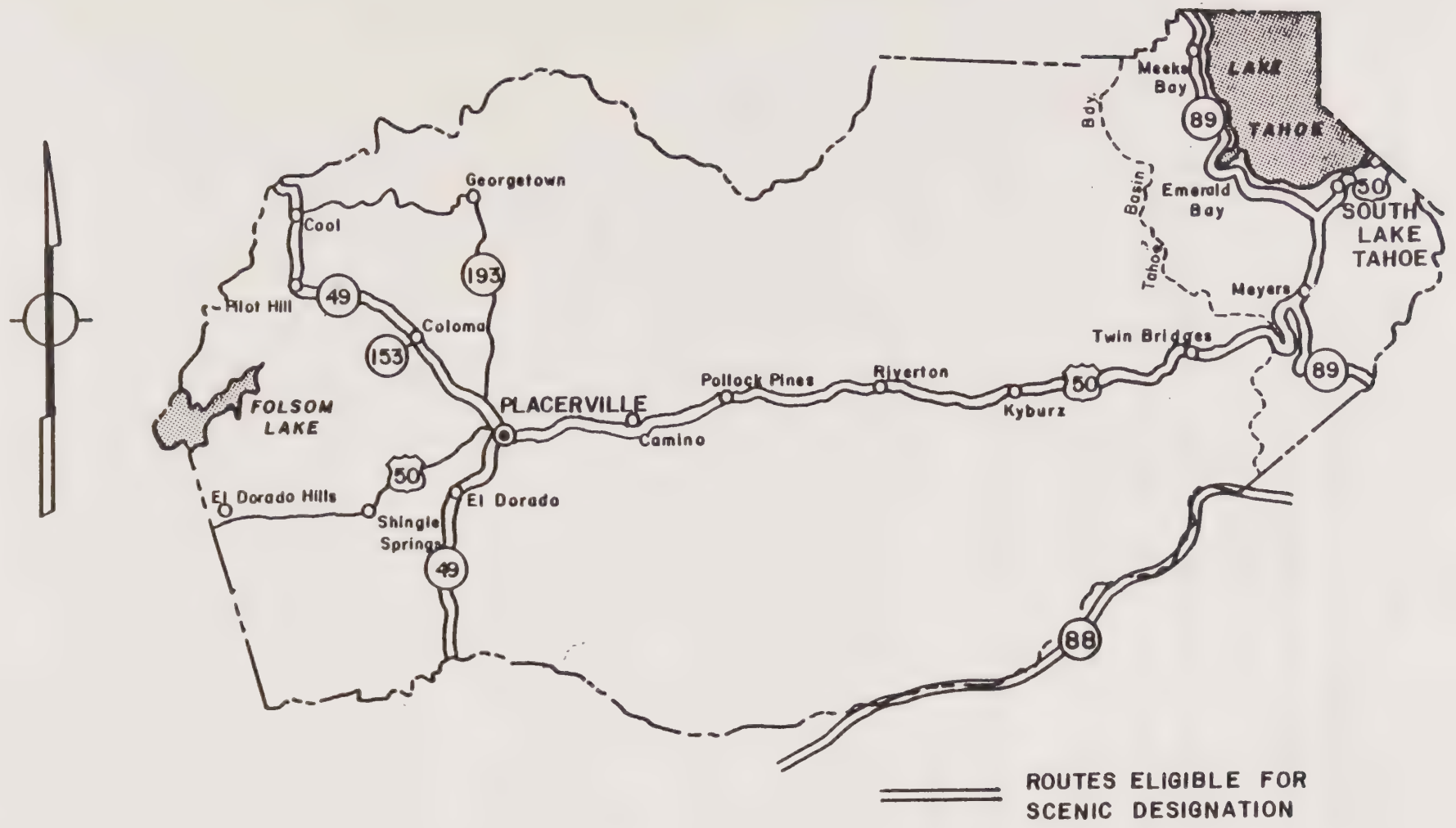
The following routes are proposed as possible scenic highways:

State Scenic Highways

To receive an "Official Scenic Highway" designation, a State Highway must first be identified in the "Master Plan of State Highways Eligible for Official Scenic Highway Designation". Within El Dorado County, Highways 49, 50, 88, and 89 are included in the Master Plan. These specific State Routes are shown on Map #1, "California Scenic Highway System in El Dorado County". Highway 50 from Placerville east to Stateline, Lake Tahoe; Highway 49 from Cool to the Amador County Line; Highway 88, bordering El Dorado County and Amador County; Highway 89, from Tahoma to Alpine County Line.

HIGHWAY 50 - A State Route and formerly a Pony Express Trail, it became the first State Highway in 1896. As a major route to Lake Tahoe, it frequently provides the only impression of El Dorado County and the Sierras for many of our visitors.

Highway 50 climbs to an elevation over 7,000 feet at its summit, exposing an extraordinary variety of mountain flora, wildlife and geology as it winds along the American River.



MAP - 1

CALIFORNIA SCENIC HIGHWAY SYSTEM IN El Dorado County

Much of Highway 50 within the Tahoe Basin follows the southern shoreline of the Lake. Although much highly developed commercial property exists along this route, certain steps should be taken to improve its general appearance. A policy of design review for new structures and rigorous enforcement of sign control would enhance the overall appearance of the South Shore business district without adversely affecting patronage.

The easement, acquired several years ago for the future realignment of Highway 50, should be retained as a scenic corridor and possibly developed as a non-vehicular scenic route.

Along Highway 50, between Fred's Place and Meyers, there are two ski resorts, nine picnic areas and over one hundred camp sites. Historical sites and commercial services are combined in several locations such as Pacific House, Strawberry and Twin Bridges.

HIGHWAY 49 - Formerly the main thoroughfare for Gold Rush traffic, its entire length through El Dorado County is presented in the State Master Plan. Beginning at the North Fork of the American River on the boundary of Placer and El Dorado Counties, it continues easterly through the communities of Cool, Pilot Hill and Coloma to Placerville. A realignment of that segment between Coloma and Placerville is proposed.

From Placerville, Highway 49 winds through the historic communities of Diamond Springs and El Dorado, southerly to the Amador County Line on the South Fork of the Cosumnes River.

The community of Cool, at the southern edge of the proposed Auburn Dam site, will provide major services for this future recreation area. Future commercial development in Cool should be consistent with the existing Gold Rush-style architecture.

Gold Discovery State Park in Coloma preserves several original Gold Rush buildings. Marshall monument, a replica of his mill and an excellent museum provide a rare combination of history and recreation for residents and tourists alike.

The City of Placerville and the communities of Diamond Springs and El Dorado chronicle local history in a veriety of architecture. They also provide many welcomed shops and services for the traveller.

HIGHWAY 88 - Follows the border between El Dorado County and Amador County, beginning at Omo Ranch Road and continuing to the Alpine County Line. Although the right-of-way for Highway 88 is in Amador County, the visual purview to the north of Highway 88 lies in El Dorado County. The roadway ranges in elevation from 5,000' at Cook's Station to 7,900' at Carson Spur and passes by such scenic areas as Silver Lake and Kirkwood Lake.

HIGHWAY 89 - Follows two separate alignments in El Dorado County. Both are shown in the State Master Plan as eligible Scenic Routes. The southern portion, better known as Luther Pass Road, begins at the Alpine County Line. As it winds up the rugged eastern slope, it exposes spectacular views of majestic alpine peaks and unique forms of high altitude geology and vegetation. In the fall, streams of yellow Quaking Aspens flow like fresh lava from the surrounding mountainsides.

Midway along its course, Luther Pass Road intersects with the Upper Truckee River and runs parallel through Christmas Valley.

The northern alignment of Highway 89 begins at the Al Tahoe "Y" and follows the western rim of Lake Tahoe. This route offers some of the most scenic views of the Lake and surrounding Basin. Three State Parks, several vista points and a few small commercial centers line the Highway.

The California Tahoe Regional Planning Agency has proposed this route for Scenic Highway designation in its Regional Transportation Plan and plans a ferry terminal for its multi-modal transportation system near Emerald Bay.

Emerald Bay, D. L. Bliss and Sugar Pine Point State Parks, Cascade Lake and Fallen Leaf Lake are easily accessible and visible at several points along the highway. Meeks Bay offers a pleasant stop for commercial services.

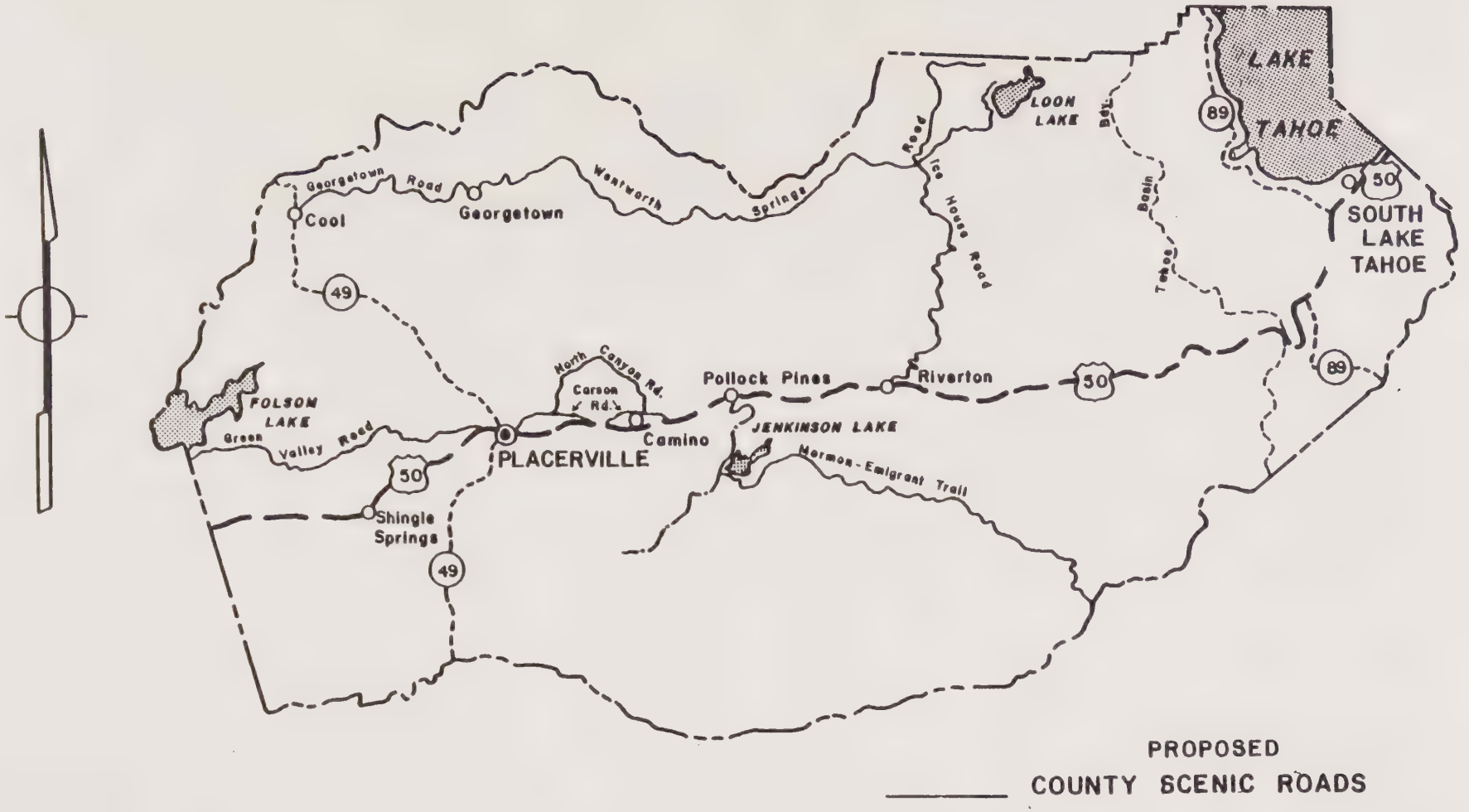
HIGHWAY188 - An adjunct of Highway 89, this route follows the shoreline of beautiful Fallen Leaf Lake. Development is well regulated and, for the most part, compatible with the Lake environment.

County Scenic Routes

County routes may also be designated, by the State, as Official County Scenic Highways. To be designated, the local jurisdictions must identify routes and prepare a program for their protection. The program to protect official County Scenic Routes must correspond to the State adopted criteria. Map #2 presents local scenic routes proposed for official designation.

GEORGETOWN ROAD - This route begins on Highway 49 in Cool and winds easterly through the community of Greenwood to Georgetown.

WENTWORTH SPRINGS ROAD - Extends easterly along the northern border of the County to intersect with Ice House Road. The remaining portion turns northerly ending at Wentworth Springs.



MAP - 2

COUNTY SCENIC ROUTES IN El Dorado County

ICE HOUSE ROAD - This route winds in a north-south alignment from Wentworth Springs Road to Highway 50 at Riverton.

Together, the above roads form a major recreational and scenic loop for the northern portion of El Dorado County. The American and Rubicon Rivers, several lakes and the Desolation Valley Wilderness area are accessible from this road network. Most of Wentworth Springs Road and portions of Ice House Road are not paved nor open seasonally.

NORTH CANYON ROAD - A winding road lined with apple orchards and large farms. It meets at either end to form a loop with Carson Road.

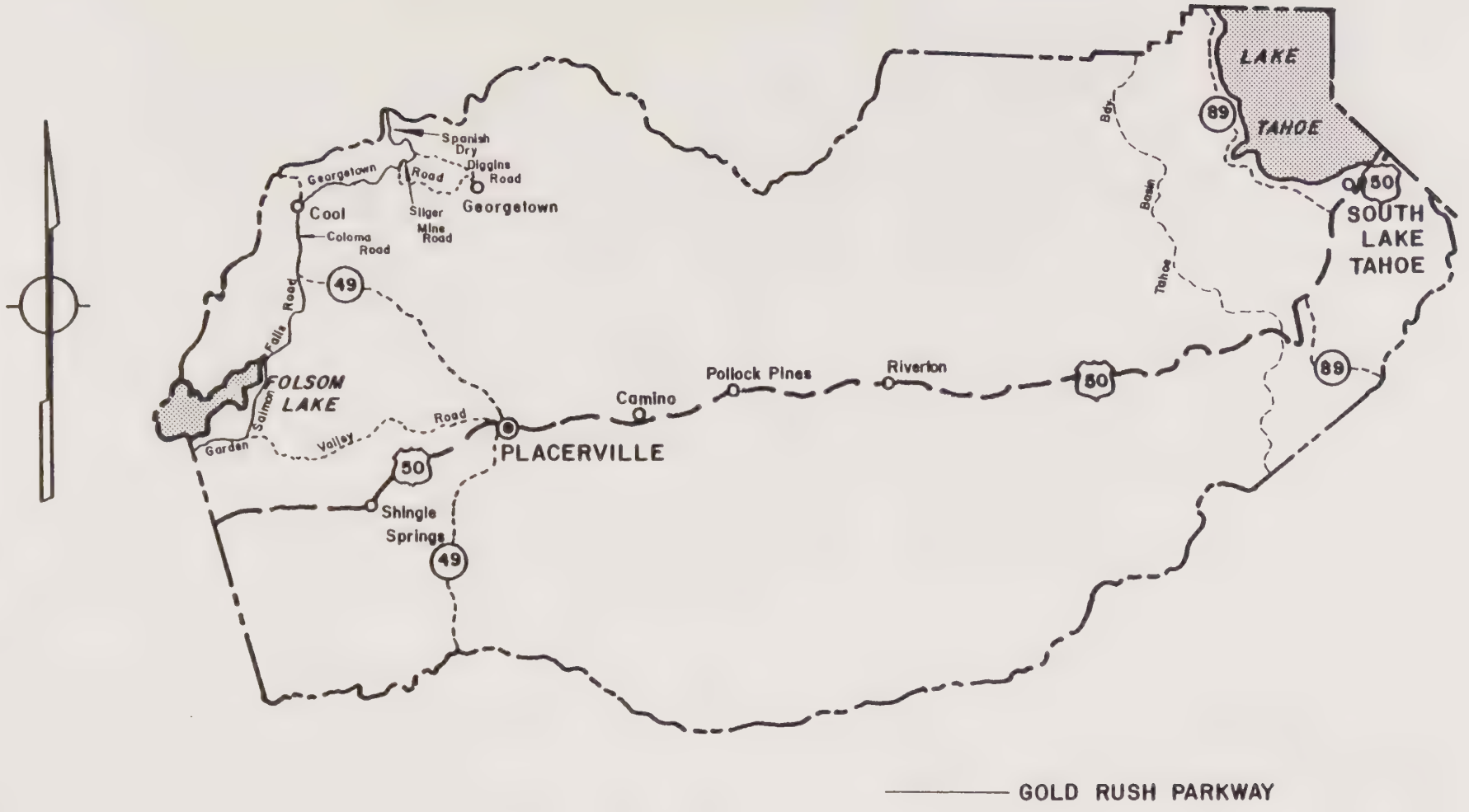
CARSON ROAD - Paralleling Highway 50 from Placerville to Camino, this road serves as a conduit to several short roads linking the Camino-Cedar Grove Area.

North Canyon Road, Carson Road and a few shorter roads, namely Mace Road and Larson Drive, make up the well-known Apple Hill Area. The routes are travelled annually by thousands of tourists and residents in order to sample some of the county's famous fruit crop.

Although economic problems may result in the "breaking-up" of some of these farms, steps should be taken to retain the scenic orchards in this area.

MORMON EMIGRANT TRAIL - formerly known as Iron Mountain Road, begins south of Highway 50 on Sly Park Road and terminates at Highway 88. Virtually the entire length of this road is bordered by Government property, having no existing or proposed development.

GREEN VALLEY ROAD - Traversing the mid-portion of the County from Folsom Lake to Placerville, Green Valley Road is a major county roadway. Scenic vistas of rolling hills and open space frame this route.



MAP - 3

GOLD RUSH PARKWAY SCENIC HIGHWAY SYSTEM

IN

El Dorado County

Gold Rush Parkway

In October of 1973 the El Dorado County Board of Supervisors provisionally adopted the "Gold Rush Parkway Plan and Action Program".[5] The Plan concerns itself with the problems and potentials of the recreation system in El Dorado, Placer and Sacramento Counties along the American River. It also proposes solutions to the problems. The Plan's Gold Rush Parkway Scenic Highway System is of special interest to this Scenic Highway Element. Map #3 illustrates the "Gold Rush Parkway Scenic Highway System".

Scenic Gold Rush Routes

GREEN VALLEY ROAD - included in the Gold Rush Parkway Scenic Highway System from the town of Folsom to Salmon Falls Road.

SALMON FALLS ROAD - provides access to a major recreational area along and near Folsom Lake. In the Gold Rush Parkway Scenic Highway System, it traverses north and south, connecting Green Valley Road with Coloma Road.

COLOMA ROAD - running between the communities of Pilot Hill and Cool. Numerous sites of historic significance occur along this route or in the proximity of Coloma Road.

GEORGETOWN ROAD - extends easterly from Cool to the community of Greenwood and meets Spanish Dry Diggins Road. (Highway 193)

SLIGER MINE ROAD - connecting Georgetown Road (Highway 193) and Spanish Dry Diggins Road. This road winds its way through small ranches and open land. It should be noted that the Greenwood Area Land Use Plan, prepared in 1975, includes the following policy:

> "2. That portion of the proposed Gold Rush Parkway known as Sliger Mine Road should be reserved for the use of the residents of the community. The proposed Gold Rush parkway route should be constructed westerly of Sliger Mine Road on Bureau of Reclamation land overlooking the lake to be created behind Auburn Dam."

This policy should be observed or modified to assure consistency between the County General Plan and the Gold Rush Parkway.

SPANISH DRY DIGGINS ROAD - Upon completion of the Auburn Dam, this road is projected to cross the proposed Auburn Reservoir. This road will complete the El Dorado County side of the proposed system. It would connect with the portions of the systems in Placer County, which branch either to Colfax or Sacramento.

In addition to identifying routes of scenic significance, this element presents a policy framework to guide the development of scenic corridors through which scenic routes pass and mechanisms for protecting designated scenic corridors. "It provides," according to State Guidelines, "the basis for scenic corridor studies by the Department of Transportation or by the local jurisdiction." A corridor study has a twofold effect: it not only provides the range of protective measures necessary to preserve scenic character (through existing, and if necessary, new land use controls), but also delineates the actual physical boundaries of the corridor.

Corridor boundaries will vary in relation to visual scenic quality and administrative feasibility. Normally, the visual plane will have a variable width since it is limited only by visible features, like topography, vegetation or man-made structures. One side of the road, for example, may offer a panoramic view, while visibility on the other side is limited by dense forest. In a corridor survey, structures and vegetation are regarded as more or less "non-permanent" features as their removal, destruction or seasonal change could expose a larger view less attractive than before. It is therefore advisable to consider other amenities beyond the immediately visible plane.

Ultimately, corridor boundaries are affected by the feasibility of practical management. Certain portions of proposed scenic routes have unlimited views of magnificent natural beauty, while other segments are only thinly veiled from unsightly or incongruous development. Some routes, Mormon Emigrant Trail for example, are inherently compatible with surrounding land use. Most of the adjacent land is publicly owned and agriculturally zoned. Therefore, physical boundaries may be as broad as natural characteristics permit with few, if any, land use restrictions necessary.

Conversely, several portions of Highway 50 expose such a wide range of diverse land uses, they are, in some cases, inconsistent with the concept of a scenic route. Portions of Highway 50, although designated on the State Master Plan for Scenic Highways, simply may not be manageable within the corridor purview.

Protection of the Scenic Corridor

Protection of the Scenic Corridor is largely the responsibility of the local jurisdiction. Once the Scenic Highway Element has been adopted, the County, in cooperation with CalTrans, may initiate a corridor survey. The survey would determine the location and necessary extent of protective measures.

The basic requirements for preservation of the scenic corridor are set forth in the California Street and Highways Code as follows:

> "The standards for official scenic highways shall...require that local governmental agencies have taken action as may be necessary to protect the scenic appearance of the scenic corridor....including but not limited to: (1) regulation of land use and intensity of development; (2) detailed land and site planning; (3) control of outdoor advertising; (4) careful attention to and control of earth moving and landscaping; and (5) the design and appearance of structures..."

Various mechanisms which seek to protect scenic amenities already exist. While emphasizing the importance of developing our natural resources, the El Dorado County General Plan recognizes the County's responsibility to its citizens and many visitors for conserving its physical environment and beauty. It stresses as one of its goals, the preservation of "the general appearance of foothills, mountain landscapes and wooded areas to the maximum possible extent by careful control of signs and billboards, elimination of roadside debris, the undergrounding of utility lines, and the use of sound forest practices."

Currently, the Land-use Element of the General Plan is being updated and refined. This is being accomplished through a comprehensive community planning program. During the planning process, the scenic values are identified. Each of the completed community plans inventory scenic values of the area. Future plans will be in compliance with the routes identified in this element.

The Recreation Element of the General Plan states as its first priority the conservation of "natural recreational resources" and specifically, our "scenic views".

The recently adopted County Transportation Plan provides guidelines for construction and maintenance along scenic routes. The California Tahoe Regional Planning Agency expresses in its Transportation Plan, a serious concern for increasing urban encroachment into scenic corridors, especially along Highway 89.

The Gold Rush Parkway Plan has established general guidelines for development and protection of roads within the Parkway. These guidelines should be observed and implemented as being within the purview of the Scenic Highways Element. Since Highway 49 is designated in the State Master Plan, more stringent land use and design controls may be required for that portion of the Parkway between Pilot Hill and Cool.

Design controls for signs may also be required to protect scenic amenities along scenic routes. Such controls could address the size, material and design of advertising signs. Investigation of possible design controls should be pursued.

As mentioned earlier, administrative feasibility determines, directly or indirectly, the physical boundaries of the scenic corridor. The implementation of this element, therefore, presupposes appropriate zoning throughout the scenic corridor. Several of the existing land-use zones,

coupled with the expressed goals and policies of the Scenic Highways Element, should be adequate for the protection of the scenic corridor.

RESIDENTIAL/AGRICULTURAL

(A, PA, AE, TPZ, RA-20, RA-40, RA-60, RA-80, RA-160)

Agricultural-use zones require large parcels and normally allow uses consistent with the guidelines for a scenic highway. Since tree cutting restrictions are not in effect in any of these zones, it may be desirable to amend the County Land Use Ordinance accordingly. At the least, tree cutting within the scenic corridor should be subject to review prior to their removal.

LOW DENSITY RESIDENTIAL

(R1A, R2A, R3A, RE-5)

Low Density Residential Zones limit the intensity of residential development - one acre minimum. When combined with effective site planning and creative design, this density should not interfere with the scenic character of an area.

COMMERCIAL/RECREATIONAL FACILITIES

(CP, RF)

Commercial development, even within the scenic corridor, is essential to both the community and the traveller. In fact, tourism in the county is probably directed at our excellent recreational facilities more than exclusively non-destination oriented pleasure driving.

In recent years, however, motivational science has largely replaced aesthetic design in commercial development. Therefore, as in the RF and CP zones, some measure of design or site review is necessary. Site plan review is a well accepted planning goal for lands exposed to

public view and therefore, becomes an inportant tool for reviewing commercial and recreational development in scenic areas.

TRANSPORTATION CORRIDOR DISTRICT

(TC)

The purpose of this ordinance is to protect and preserve established and proposed transportation corridors within El Dorado County. Site plan review should be conducted for all designated scenic routes passing through Transportation Corridor Districts.

Utilities

The California Public Utilities Commission requires undergrounding of utilities "within 1,000 feet from each edge of the right-of-way of designated State Scenic Highways" and "...which would be visible from such scenic highways if erected above ground...". This State requirement will protect scenic highways from the intrusion of unsightly utility uses, such as poles, lines, etc.

Cooperation between local residents, businesses and the County is essential to the success of a scenic highway. County initiated activities to designate scenic routes should be coordinated with the public and local business interests. Such cooperation will promote protection of any scenic routes and corridors receiving official designation.

REFERENCE NOTES

1. California Government Code Section 625302(h) states: The plan shall include the following elements:... (h) A scenic highway element for the development, establishment and protection of scenic highways pursuant to the provisions to Article 2.5 (commencing with Section 260) of Chapter 2 of Division 1 of the Streets and Highways Code.

2. Board of Supervisors Minutes, October 30, 1973:...the Gold Rush Parkway was adopted with the following provisions:
   1. Any new road construction required because of the Auburn Dam shall be funded by State and Federal monies;
   2. Any required road improvements in the area shall not receive undue priority over other road priorities in the County;
   3. Federal and State governments shall be required to construct access roads from the main highways to any recreational facilities constructed in the Folsom Lake or Auburn Lake areas;
   4. Every effort shall be made by all counties involved and the Parkway Authority to assure that when recreational facilities are established, the State shall either assist the local law enforcement or provide the law enforcement services.

3. California Department of Transportation, The Scenic Route, A Guide For The Official Designation of Scenic Highways, July, 1975.

4. El Dorado County Transportation Commission, El Dorado County Regional Transportation Plan 1976 - 1995, 1976.

5. Sacramento Regional Area Planning Commission, Gold Rush Parkway Plan and Action Program, January, 1972.

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ACKNOWLEDGEMENTS

EL DORADO COUNTY BOARD OF SUPERVISORS

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EL DORADO COUNTY PLANNING DEPARTMENT STAFF

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James H. Ingram, Principal Planner
Wendy B. Reid, Senior Planner
Frank Taylor, Associate Planner*
Kaye Culver, Stenographer Clerk II
Karen Wilson, Secretary to the Planning Commission

EL DORADO COUNTY PUBLIC WORKS DEPARTMENT

Steve Jackson, Assistant Director of Public Works

LOCAL TRANSPORTATION COMMISSION & HISTORIC SOCIETY

Bruce Robinson **

CALIFORNIA DEPARTMENT OF TRANSPORTATION

Joe Barr, Division of Outdoor Advertising

COVER DESIGN

Arlan Nickel, El Dorado County Planning Department

* Resigned
** Retired from Local Transportation Commission

HOUSING ELEMENT
EL DORADO COUNTY



Community Development Department

Planning Division

EL DORADO COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

Richard M. Floch, Director

MAIN OFFICE
360 FAIR LANE
PLACERVILLE, CA 95667

SOUTH LAKE TAHOE OFFICE
P.O. BOX 14506
1359 JOHNSON BLVD.
SOUTH LAKE TAHOE, CA 95702

ADMINISTRATION
(916) 626-2438

PLANNING
626-2438

BUILDING
INSPECTION
626-2511

ENVIRONMENTAL
HEALTH
626-2411

TAHOE UNIT
916) 544-1364
541-7133

TO WHOM IT MAY CONCERN:

The following date and resolution number reflects the time at which action was taken by the El Dorado County Board of Supervisors.

The official file containing all of the background information for the Amendment formulation is on file with the El Dorado County Community Development Department, Planning Division.

DATE:

Housing Element Adopted: July 24, 1984 (Date) . 236-84 (Resolution No.)

Richard M. Floch
Community Development Director

Adopted: August, 1979
First Revision: August 24, 1982, #82-23
Second Revision: July 24, 1984, #236-84

EL DORADO COUNTY

HOUSING ELEMENT

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District 5 - Thomas Stewart	William V. D. Johnson

Prepared By

EL DORADO COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Richard M. Floch - Community Development Director

Elizabeth H. Temple - Associate Planner

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PART I

INTRODUCTION

PART I

INTRODUCTION

A. State Policy and Authorization

Historically, the role of government in response to housing development has emphasized regulation through enforcement of adopted standards, as well as guiding new development through the provisions of public services. In an effort to respond to national and State goals striving for adequate housing and a suitable living environment for all residents, the State Legislature revised the State Planning and Zoning Law in 1967 to require all jurisdictions to adopt a Housing Element as part of their General Plan.

Initially, housing elements were to consist of "standards and plans for the improvement of housing and the provision of adequate sites for housing. . .for all economic segments of the community."[1] The Department of Housing and Community Development is charged with developing regulations implementing State housing law, including the adoption of guidelines for preparation of housing elements, and ultimately certification of these elements. The housing element guidelines, first promulgated in 1971, relied on an extensive data collection and survey approach to evaluate housing needs. In an attempt to place greater emphasis on development of effective housing programs to respond to the identified needs, the guidelines were revised in 1977.

In response to the State concern for adequate housing for all social and economic segments of the population, the Legislature, in September of 1980, added Sections 65580-65590 to the California Government Code. These sections enunciate State policy and set forth specific provisions detailing housing element contents and the procedures to be followed by the County in adopting a revised housing element.

This amendment has been prepared pursuant to the above-referenced provisions as well as the advisory guidelines issued by the Department of Housing and Community Development (1982) which appear in Title 25 of the California Administrative Code, Section 6400, et. seq.

The Housing Element is to act as a statement of local policy intended to address the following findings made by the State Legislature:

---

1. California Government Code, Section 65302(c)

1) The availability of housing is a vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.

2) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand opportunities and accommodate the housing needs of Californians of all economic levels.

3) The provision of housing affordable to low and moderate income households requires the cooperation of all levels of government.

4) Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provisions for the housing needs of all economic segments of the community.

5) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental and fiscal factors, and community goals set forth in the General Plan and to cooperate with other local governments and the State in addressing regional housing needs. (Government Code subsection 65580)

B. Organization of the Housing Element

This Housing Element is being prepared as an amendment to the existing Housing Element of El Dorado County, as adopted by the County in August of 1982. It is noted that the adopted Housing Element (1982) adequately addressed the State guidelines and is considered to be self-certified. It should also be noted that the Department of Housing and Community Development failed to meet the State-mandated 90-day review period prior to the adoption of the Housing Element. This amendment, therefore, represents a good faith effort of the County to incorporate Housing and Community Development's comments (January 1984) and to satisfy the Legislature's mandated first revision of July 1, 1984 (AB 2853).

As charged by the Legislature, the Element is to consist of three basic components:

1) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.

2) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.

3) A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the objectives and achieve the goals and programs of the Housing Element through the administration of land use and development controls, provision of regulatory concessions, and the utilization of appropriate Federal and State financing and subsidy programs when available. (Government Code subsection 65583)

To emphasize the importance of the five-year Housing Plan, this Element is structured so that the reader is first provided with the Housing Program, which includes a summary of the Goals, Objectives, and Implementation Outline (Part II); the projected housing units for 1990 and identification of constraints to meet those needs (Part III); and the housing characteristics of the Tahoe Basin, which identify the existing and projected housing needs for the region (Part IV). The analysis also examines the potential constraints needed for meeting those needs. Part V is an appendix which contains supportive information for the document.

This Element is adopted as one part of the El Dorado County General Plan. Its discussion of needs, obstacles, objectives, and programs for implementation pertain only to the unincorporated areas of the County. The cities of Placerville and South Lake Tahoe have responsibilities to adopt Housing Elements of their General Plan.

C. Relationship to other General Plan Elements

The California State Law requires the General Plan and elements thereof to comprise an integrated, internally consistent statement of objectives for the adopting agency.[2] As any of the existing elements of the General Plan are updated or revised, all other eight mandatory elements must be reviewed to ensure that internal consistency is maintained.

---

2. California Government Code, Section 65300.5

The Housing Element is primarily related to the Land Use Element in that the latter establishes the planning framework and policies determining development densities and patterns which may direct the location of jobs and housing. This Element is based on an analysis of existing land-use trends including population and housing characteristics. The findings contained in this study did not reveal inconsistencies between the existing General Plan Elements. Growth projections and surveys of developable land generally showed that adequate areas exist for affordable housing opportunities subject to public facility limitations. The goals and objectives contained in this Element are consistent with the County's other elements including land use, circulation, conservation, open space, noise, safety, seismic safety, and scenic highways.

D. The Housing Planning Process

Planning for the housing needs and desires of the residents of El Dorado County generally involves three steps. The development of the Housing Element begins with collection of data regarding existing population and housing characteristics in an effort to identify existing and potential housing problems and needs, as well as the obstacles in responding to those needs. Secondly, objectives are developed based on the analysis of immediate objectives and estimated goals. Finally, the County must undertake a coordinated housing program based on clearly defined measures and actions to effectuate its policies into attainable goals.

A Housing Advisory Commission, formed in 1982, representing various agencies, businesses and the public, examined and evaluated the data and provided technical guidance in the formation of objectives and proposed action programs. The composition of this Commission is included as Appendix A. The Planning Division of the Community Development Department (CDD), acted as the "lead agency" in incorporating the recommendations of the Advisory Commission into the planning process and reporting its findings to the Planning Commission and the Board of Supervisors.

Following adoption of this amendment to the Housing Element by the Board of Supervisors, the planning process will continue as the Planning Division continues to meet with the Housing Commission to provide an ongoing evaluation of the existing housing situation and responsive programs developed in this Element. The Commission will also be involved in the periodic review and update of the Housing

Element itself. The Element is the first revision as mandated by the Legislature and is due by July 1, 1984, with subsequent revisions no less than once every five years. Revisions are necessary as major demographic changes or related influences occur.

The Housing Planning Process is intended to provide a regular forum for the discussion and identification of the housing issues of local concern. It is designed so that this forum will result in an increased flow of information between housing providers and the consuming public, so that the public may know more about what is available to satisfy their housing needs and desires. It is also expected that this forum will result in more communication and therefore more coordination between County departments and local/regional governments, so that the County can efficiently and effectively provide housing-related services to the public and private developers.

PART II

HOUSING PLAN

PART II

HOUSING PLAN

A. Introduction

The most important part of the Housing Element is considered to be the Housing Program, which is presented in this section. According to the revised guidelines, this program is a five-year schedule of action the local government is undertaking or plans to undertake to implement the policies and achieve goals and objectives of the Housing Element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate Federal and State financing and subsidy programs when available.

The Housing Programs have been developed by the County Planning Division and the Housing Advisory Commission. These programs are intended to provide the implementation tools and actions necessary to meet the desired goals. In addition, the agency or department which would have the primary responsibility for carrying out each specific program have been noted.

The objectives have not been listed in any certain priority. The decisions to take specific action must come from the El Dorado County Board of Supervisors, subject to normal physical, social, and fiscal constraints that may exist.

This Housing Program responds to the requirements of State law and will be continually monitored to evaluate its effectiveness in encouraging the development of affordable housing, preservation of the existing stock, and responding to groups with special housing needs.

The Housing Program consists of four parts:

1) Findings are presented which address the housing needs of El Dorado County and provide an overview of the existing conditions within the County.

2) A set of housing goals which reflect the housing needs of the County are presented. As developed in this element, the goals are the ultimate end; the ultimate purpose of the effort.

3) Objectives, programs, and schedules of implementation are developed. The objectives themselves are a broad framework for action and form the basis upon which the more detailed housing programs are made. These objectives are intended to be a connective link between general goals and specific programs. The objectives themselves will not be used to approve or disapprove particular development projects. In this way, they are not like the development policies of the community area plans, which form the action or commitment upon which specific planning decisions are made by the local legislative bodies. The Housing Programs are specific action programs the County intends to undertake to implement the programs and achieve the goals and objectives of the Housing Element.

4) The programs and actions the County is currently pursuing in an effort to provide affordable housing are analyzed for effectiveness.

B. Findings: Overview of Existing Conditions

1) The principal resources which may exist in the County for producing housing lie within the private sector. Local government does not have the ability to expend local revenues for the provision of housing. It is, however, the intent local government to coordinate the use of available resources to enhance the private sector's ability to meet the housing needs.

2) The rural character of the County does not facilitate the extensive infrastructure needed to provide high density residential development. Local government, however, supports the provision of housing in urban residential areas where the infrastructure or the potential for expanding that infrastructure exists. The Long Range Land Use Plan identifies both rural and urban residential lands.

3) El Dorado County, like many other jurisdictions, experiences problems of unmet housing needs. Specifically, these needs reflect the deterioration and delapidation of units, overpayment of low and moderate-income households, the limited number of rental units, and inadequate housing for the elderly/disabled. (See Needs Assessment for Quantified Needs)

4) In 1983, the Sierra Planning Organization (SPO) determined El Dorado County's share of the regional housing need for the year 1990. For all income levels, specifically by 1990, additional housing units, including unincorporated areas, should be constructed targeted for the following income groups:

25% very low income (less than $8,761/year)
16% low income ($8,762-$14,017/year)
23% moderate income ($14,018-$21,026/year)
36% above moderate income (greater than $21,026/year)

As charged by the State, the Sierra Planning Organization's allocation is advisory; the primary purpose of the analysis is to provide locals with quantitative objectives for future construction. The Housing Programs (Part II) suggests strategies for implementing the SPO allocation.

5) The provision of new housing within the Tahoe Basin is constrained until the adoption of a regional land use plan and the capacity of the existing service facilities. Few areas outside of the city limits of South Lake Tahoe exhibit the characteristics conducive to high-density residential development. The focus, therefore, of housing programs within the Tahoe Basin is targeted toward redirection/redevelopment of use.

6) Mitigation fees associated with housing development are used to supplement needed services. These mitigation fees cause an increase in the cost of housing in El Dorado County.

7) The provision of services such as sewer, water and fire protection is the responsibility of other governmental agencies and special districts outside of the jurisdiction of the Board of Supervisors.

8) As rapid development outstrips the existing facilities' capacities, services become overburdened. Ways of expanding the facilities to meet the increasing demand must be found if this development trend continues. (See Section III - Housing Needs, Resources and Constraints)

9) As older areas within the County enter a transitional stage of residential conversion to high-density residential use and commercial uses, substantial on and off-site improvements are required.

10) There is a prevailing attitude among many of the existing County residents to oppose high-density residential development. Additionally, as the rural areas become more urbanized, the resistance to the construction of affordable housing units increases.

11) The supply of land for major commercial and industrial development has been increasing in recent years. As additional sites for commercial and industrial development become available, more firms may choose to locate in El Dorado County.

12) To date, maintaining a jobs/housing balance has not been a major County issue. Documented commuting patterns seem to indicate that the western portions of the County are providing housing for industry located in the Sacramento area rather than for industry located within El Dorado County. As a result, the need for maintaining a jobs/housing balance has not arisen. This issue, however, should be raised at the next update of the Housing Element or as a specific need occurs.

C. Goals

1) Promote a variety of housing opportunities by type, tenure, price, and neighborhood character to assure the availability of decent housing within a suitable residential environment for all residents regardless of income, race, sex, age or any other arbitrary factor.

2) Provide a quality residential environment by maintaining and improving the existing housing stock and community character through removal, conservation, and rehabilitation.

3) Provide adequate housing sites suitable for residential development of all types, that are properly located and timed in response to environmental constraints, community facilities, and adequate public services.

4) The goal of local government is to assist the developer or builder in providing housing opportunities while protecting the public welfare.

D. Objectives and Programs

Housing Element Objectives - State law requires that the Housing Element provide objectives for the implementation of the Housing Element Programs and the attainment of the Housing Element Goals. For the purpose of analysis, this Element identifies both quantified objectives (reflect SPO Regional Allocation Plan, see page and Appendix B) and policy objectives identified specifically with the Housing Programs.

Quantified Objectives - The Regional Allocation Plan, 1983, presents targets for the number of housing units that should be constructed by income groups between 1983 and 1990. HCD requests that the allocation be translated into the number of units that will be constructed, rehabilitated, and conserved during that five-year time frame. If current trends continue, it is estimated that roughtly 33% of the units will be newly constructed, 43% will be rehabilitated, and 2.46% will be conserved via some housing assistance program. The relationship of these percentages to the Regional Allocation Plan is illustrated in TABLE II-A as follows:

TABLE II-A

QUANTIFIED OBJECTIVE - FIVE-YEAR PROGRAM

	Number/Year	Total
New Construction	1,000	5,000
Mobilehome	30	150
Rehabilitation or repair, enlargement or overcrowded units, demolition/reconstruction		9,710*
Conservation Rental assistance	75-100	
		15,235

*Needs assessment

Policy Objectives - The Policy Objectives of the Housing Element have been identifed with the specific programs the County is undertaking or plans to undertake to implement the Housing Element. These Objectives reflect a broad framework

for action and form the basis upon which the more detailed housing programs are made.

OBJECTIVE 1 (Regional Share of the Housing Need)

The County will actively pursue the attainment of the Sierra Planning Organization regional housing need requirement.

Programs

1) The intent of the proposed programs is to direct specific actions towards meeting the regional share of the housing need. The proposed programs should be implemented within the scheduled time frames set forth. County staff will quantitatively measure the effectiveness of each program through an inventory of the number and types of units constructed, identifying those developments specifically constructed for low to moderate-income effectiveness of the programs in a report published annually for review to be submitted to the Housing Advisory Commission, the Planning Commission and the Board of Supervisors.

   Responsible Agency: Planning Division (CDD), Community Programs, Building Division (CDD), Planning Commission, and Board of Supervisors.

   Schedule of Implementation: Continuing program to be implemented six months after the adoption of the Housing Element. (Work program 1984-85)

2) Hold public information workshops with Sierra Planning Organization and Housing and Community Development designed to inform developers, contractors and real estate brokers of the status of Federal and State funds, the procedures for accessing these funds, and for the completion of grant applications, criteria for fund allocation, etc.

   Responsible Agency: Sierra Planning Organization, Housing and Community Development, and Planning Division (CDD) will assist.

   Schedule of Implementation: First workshop tentatively scheduled to be held six months after first revision of the Housing Element and annually thereafter for the first revision of the Housing Element and annually thereafter for the five-year program period.

3) From the public information workshop, a list of public and private groups which provide housing information, grants, funding, programs, etc., will be compiled and distributed.

Responsible Agency: Planning Division (CDD), Sierra Planning Organization, and Community Programs.

Schedule of Implementation: Continual update once established.

OBJECTIVE 2 (Provision of Affordable Housing Opportunities)

Encourage residential builders and developers to provide for the inclusion of dwelling units suitable for sale or for rent to low and moderate-income groups through the provision of governmental development incentives.

Programs

1) Establish as policy the definition of low to moderate or affordable housing unit. Utilize State and Federal guidelines to determine the appropriate definition specifically tailored to the characteristics of the County population (e.g. income levels, household characteristics).

Responsible Agency: Planning Division (CDD) and Housing and Community Development

Schedule of Implementation: Fiscal Year 1984-85 Work Program

2) Fast track processing for all developments specifically targeted toward groups with low to moderate incomes. For example, projects targeted toward identified groups will be processed faster administratively, receive priority for agendas, etc. A project coordinator will be assigned to assist the developer in taking the project through the approval process. Community Design Review Committees will be encouraged to meet more frequently if the need exists.

Responsible Agency: Board of Supervisors, Planning Commission, and County departments.

Schedule of Implementation: Upon approval by the Board of Supervisors and the Planning Commission of the program. Initiate Fiscal Year 1985-86 Work Program

3) Continue to coordinate procedures for streamlining permits or developments which have standardized designs and have been previously checked for code compliance.

Responsible Agency: Building Division and Planning Division (CDD)

Schedule of Implementation: Existing Program

4) Density bonuses shall be favorably considered for those developments that reserve at least 25% of the residential units for low to moderate-income households. For example, incentives could come in the form of up to a 25% increase in allowed density (Government Code 659130), the selective waiver of development fees, etc., or a combination of incentives as may be agreed upon.

Responsible Agency: Planning Division (CDD) and appropriate County agencies and special districts.

Schedule of Implementation: Initiate departmental policy Fiscal Year 1984-85 Work Program

5) Research the feasibility of adopting a residential incentive zone (APPENDIX F: Riverside County) designed to aid developers in making lower-priced housing available. Within this district the developer would agree to keep the average selling price (all units) below 80% of the average area market selling price in exchange for increasing the allowable density of the development.

Responsible Agency: Planning Division (CDD), Board of Realtors, Planning Commission and Board of Supervisors

Schedule of Implementation: Upon approval of the Planning Commission and Board of Supervisors.

6) Research the feasibility of creating a forum for the formation of nonprofit housing cooperatives. Hold community workshops with HCD to inform County residents of the procedures for forming independent housing cooperatives.

Responsible Agency: Planning Division, Housing Advisory Commission, Community Programs and Housing and Community Development

Schedule of Implementation: Initiate Fiscal Year 1987-88

OBJECTIVE 3 (Special Needs)

To promote the provision of safe, comfortable housing for groups with special needs as the elderly, handicapped, or single heads of households with low to moderate incomes.

Programs

1) Coordinate a procedure for waiving or reducing the school mitigation fees for developments specifically designed for elderly residents.

   Responsible Agency: Planning Division (CDD), Community Programs, school districts, Board of Supervisors, and Planning Commission

   Schedule of Implementation: Fiscal Year 1984-85 Work Program

2) Research the availability of State, local or private subsidies for handicapped or elderly persons in terms of rental assistance and financial incentives for the developers of handicapped/elderly residential units. Investigate the feasibility of constructing cooperative housing units for groups with special needs.

   Responsible Agency: Planning Division (CDD)

   Schedule of Implementation: Fiscal Year 1985-86 Work Program (See Appendix E for appropriate State and Federal funding services)

OBJECTIVE 4 (Constraints to Providing Affordable Housing)

To encourage the investigation of those areas where the developer fees or Building Division (CDD) fees appear excessive to the point of constraining the construction of affordable housing units.

Programs

1) Review the existing fee schedules to determine if the amount of the fee is appropriate to cover the degree of the impaction or mitigation.

   Responsible Agency: Planning Division (CDD), Community Programs, service districts, Housing Advisory Commission and Public Works

   Schedule of Implementation: Fiscal Year 1985-86 Work Program

2) Establish a program requiring agencies requesting mitigation to justify the request based in quantifiable information. The fee schedule will be reviewed annually to determine if the mitigation fee is targeted toward identified needs.

Responsible Agency: Board of Supervisors

Schedule of Implementation: Fiscal Year 1985-86 Work Program

3) Explore all feasible methods to finance facility infrastructure improvements to accommodate continued growth including the redevelopment agency, phased capital improvement plans, formation of special tax assessment districts, local special revenue bonds, Federal and State grants, or other innovative financial alternatives.

Responsible Agency: Planning Division (CDD), Public Works, Board of Supervisors and local utility districts

Schedule of Implementation: Continuing program (See Appendix E for appropriate State and Federal funding sources.)

4) Expand the existing computer files to compile a parcel information data base. From the data base, establish and maintain an inventory of sites suitably zoned within public service areas that can be reviewed by builders and developers to locate developable lands requiring a minimal amount of predevelopment costs.

Responsible Agency: Planning Division (CDD), Data Processing and Assessor

Schedule of Implementation: Fiscal Year 1984-85 Work Program (upon approval of the work program)

5) Continue to utilize the Housing Advisory Commission as a task force to study development costs (all phases) of housing and provide recommendations to the Board of Supervisors for reduction of constraints and financing costs.

Responsible Agency: Board of Supervisors, service districts, Housing Advisory Commission

Schedule of Implementation: Continuing Program

OBJECTIVE 5 (Owner-Occupied Affordable Housing)

Encourage the provision of affordable housing units through a self-help or "sweat equity" program.

Programs

1) Publish a public information packet advising potential owner-builders of Building Code criteria. The packet will include information specifically pertaining to helping them formulate and design their building plans.

   Responsible Agency: Building Division (CDD) and Community Programs

   Schedule of Implementation: Fiscal Year 1984-85 Work Program

2) Establish a public awareness program showing the costs of base construction alternatives in an effort to promote the building of, and public acceptance of small, no frills, basic homes or rental units for the general public.

   Responsible Agency: Building Division (CDD) and Community Programs

   Schedule of Implementation: Fiscal Year 1984-85 Work Program

3) Continue to support the existing self-help programs already occurring in the County.

   Responsible Agency: Building Division (CDD), Planning Division (CDD), and Community Programs

   Schedule of Implementation: Continuing

OBJECTIVE 6 (Discourage Discrimination)

The County shall discourage discrimination practices that deny residents access to affordable housing opportunities.

Programs

1) Support State and Federal laws prohibiting discrimination in the sale or rental of housing and refer possible violations to the responsible enforcement agency should they be discovered.

Responsible Agency: Community Programs and Board of Supervisors

Schedule of Implementation: Immediate, continuing program

2) Support the enforcement of law and regulations prohibiting discrimination in lending practices for residential loans; withdraw County funds from institutions that discriminate in their lending practices.

Responsible Agency: Board of Supervisors and District Attorney

Schedule of Implementation: Immediate, continuing program

3) During the preparation and update of the community area plans, the County shall determine if the existing land use densities within the area plan provide adequate sites for housing opportunities. The County shall support housing in those areas where the infrastructure exists to support high and medium-density residential uses. If appropriate densities are not provided within those areas, the County shall make findings as to why those areas are not identified with higher density residential development.

Responsible Agency: Planning Division (CDD), Housing Advisory Commission, Planning Commission and Board of Supervisors

Schedule of Implementation: Scheduled update of area plans. If update not scheduled within five-year program, staff will propose to conduct independent study using the computer files. Initiate Fiscal Year 1987-88 Work Program if the budgetary resources are available.

4) Investigate the feasibility of allowing older mobile-homes on residential parcels of less than 10 acres with a special use permit.

Responsible Agency: Planning Division (CDD), Planning Commission and Board of Supervisors

Schedule of Implementation: Fiscal Year 1985-86

OBJECTIVE 7 (Conservation and Rehabilitation)

Existing residential neighborhoods will be protected to prevent neighborhood deterioration and to upgrade where possible to encourage the enhancement of private property.

Programs

1) Upon the update of the community area plans (including the Tahoe Basin) study community housing conditions, utilizing "windshield" surveys, based on specific standards; review of 1985 census data; or other types of surveys, to identify specific neighborhoods or structures in need of rehabilitation or replacement. Study will generate a community map of those areas eligible for Federal and State rehabilitation grants or aid. The study will also identify potential sites for redevelopment projects.

   Responsible Agency: Community Programs, Planning Division (CDD), Building Division (CDD) and Environmental Health Division (CDD)

   Schedule of Implementation: Preparation or update of community area plans, 1985 Census, or Fiscal Year 1986-87 Work Program.

2) Development applications requiring Rezonings and General Plan Amendments will be reviewed with community area plans and the Long Range Land Use Plan policies. If the requested amendments propose new uses that are incompatible with the existing residential neighborhoods, staff will review the application for the appropriateness of the request.

   Responsible Agency: Planning Division (CDD), Housing Advisory Commission and Board of Supervisors

   Schedule of Implementation: Existing Program

OBJECTIVE 8 (Jobs/Housing/Balance)

In an effort to reduce traffic impacts, transporation costs and provide additional housing opportunities mixed-use zoning will be supported in appropriate commercial and industrial areas.

Programs

1) Continue to support existing ordinances which allow mixed-use zoning by right in Commercial and Industrial zone districts. New major industrial and commercial development will be encouraged by the County to provide units for employees. The County will request that employee housing be addressed in the Environmental Assessment/EIR for any major industrial and commercial development.

2) When rezonings for major industrial and commercial developments occur, an adequate amount of land adjacent or part of the parcel(s) in question will be zoned for multi-family or high residential development.

   Responsible Agency: Planning Division (CDD), Planning Commission and Board of Supervisors

   Schedule of Implementation: Fiscal Year 1985-86

OBJECTIVE 9 (Agency Participation)

Active participation in the implementation of the programs will be pursued by all interested and responsible agencies.

Programs

1) A representative from the County Service Districts (EID, fire districts, school districts, etc.) should be appointed to the Housing Advisory Committee.

   Responsible Agency: Board of Supervisors

   Schedule of Implementation: Fiscal Year 1984-85

OBJECTIVE 10 (Rental Housing)

The County will encourage the construction of rental housing units for all economic segments of the community.

Programs

1) Local government will monitor the conversion of rental units to condominium or stock cooperatives. If the rate of conversion is adversely affecting the rental housing market, local government will adopt an ordinance regulating such conversions.

2) The County will work with the Sierra Planning Organization and HCD to maintain a list of funding programs available to nonprofit and private developers who wish to construct rental units.

3) Density bonuses will be awarded to those developers constructing rental housing units that are targeted towards groups with low to moderate incomes. One bedroom and studio units will be treated as equivalent to 75% of a housing unit when computing allowable density provided that the maximum number of units permitted on the site shall not be increased by more than 25%.

Responsible Agency: Building Division (CDD), Planning Division (CDD), Planning Commission and Board of Supervisors

Schedule of Implementation: Implement 1984-85 Work Program or when necessary

4) County will request that developers utilizing State or Federal funds for the construction of rental units notify the County as to which program the developer is operating under so that staff may monitor the frequency of subsidized projects. A list of those projects will be kept on file in the Planning Division (CDD), and be used for referral purposes for other interested developers.

Responsible Agency: Planning Division (CDD)

Schedule of Implementation: Initiate 1985-86 Work Program

5) While the General Plan designates most available sites for multi-family housing, there is no assurance that the production of rental units will occur. To insure that the availability of rental units occurs, the County will provide density bonuses of up to 25% for Planned Unit Developments (PD) in which at least 20% of the units will be offered for rent and will remain so for at least a five-year period.

Responsible Agency: Planning Division (CDD), Planning Commission and Board of Supervisors

Schedule of Implementation: Upon adoption by the Planning Commission and Board of Supervisors

E. Summary of Existing Programs

Since 1980, El Dorado County has moved substantially forward in the promotion of affordable housing opportunities. This section of the Housing Element identifies the programs and policies the County is currently undertaking to 1) improve the condition of the existing housing stock, and 2) provide for a variety of housing types by household income level. The following programs have been funded with State or Federal assistance. The adopted ordinances reflect State mandates and the intent of the County to encourage the development of affordable housing units.

Housing Assistance Program - The Housing Assistance Program, administered through the Community Programs Department is designed to help low income, elderly or disabled persons with meeting their housing needs. The program has three major components: HUD, Section 8, and the Community Development Block Grant (CDBG) - City of Placerville.

The Section 8 Housing Assistance Program was established in November of 1980 to make housing assistance payments to private landlords on behalf of eligible low-income families, the elderly, or disabled persons. Eligibility requirements are based on Section 8 published income limits, household make-up, and the condition of the rental unit. Housing and Urban Development issued 63 housing assistance certificates to the County. At this time, all 63 are being used, and there are no indications that the number of available certificates will be expanded.

In November 1981, the City of Placerville and El Dorado County entered into a contract to direct the City's HUD CDBG funded Low Interest Home Improvement Loan Program. The program provided home improvement loans for low income, elderly and handicapped, or disabled persons with the intent to preserve the existing housing stock within the City limits and provide funds to complete needed home repairs and improvements. To be eligible for the program, the applicant must meet the income limits published by HUD for low-income housing assistance or be a landlord who rents to low to moderate-income tenants. The unit must be located within an identified target area. Since its inception in 1981, 33 low-interest loans have been made with $400,000.00. In addition, the City is presently in the process of applying for additional funds to continue and expand their program.

Weatherization Program - Increasing the efficiency of household heating will decrease the cost of energy and promote a more comfortable living environment. The County currently operates a weatherization program through the Community Programs Department. Three programs are in existence: LIHEAP Weatherization Program; Department of Energy (DOE) Low-Income Weatherization Program; and Energy Crisis Intervention Program (ECIP).

The LIHEAP Program provides resources for weatherization measures up to $1,000 per dwelling unit. To be eligible for the program, a family must be receiving AFDC, SSI, or food stamps and have a household income at or below the following guidelines:

Family Size	Monthly Income	Annual Income
1	$ 526.00	$ 6,318.00
2	708.00	8,505.00
3	890.00	10,686.00
4	1,072.00	12,870.00
5	1,254.00	15,054.00
6	1,436.00	17,238.00
7	1,618.00	19,422.00
8	1,800.00	21,606.00

Funding for this program is provided by the Department of Health and Human Services in the Office of Economic Opportunity.

The DOE Low-Income Weatherization Program is similar to the LIHEAP program in that it provides for weatherization measures to be completed by a contractor. The eligibility requirements, however, are relaxed to include all persons who fall within the income guidelines. Additional federal assistance is not a criteria for this program.

The EDIP Program assists eligible persons in crisis situations through direct payment of:

1) Utility shut-off notices

2) Energy termination

3) Delinquent utility bills

4) Space heating devices

5) Essential fuels such as firewood, coal, etc.

6) Emergency repairs

7) Life support

To be eligible for this program, the applicant must receive some form of public assistance such as AFDC, SSI, or food stamps and fall at or below OEC income guidelines. Funds available to each household may not exceed $300 for each Fiscal Year.

Self-Help Housing Program - Twenty-one "self-help" housing units have been constructed in El Dorado County since 1983. Assisted by the Rural California Housing Corporation (RCHC) and financed through the Farmers Home Administration, homeowners build their own dwelling, supplying 90% of the labor for construction. Eligible applicants may have an adjusted gross income of less than $30,000 per year, have reasonably good credit, and be willing to devote at least 30 hours per week toward the construction of their home. An additional 67 units are expected to be constructed in the next year.

Gold County Retirement Community and Health Center - In 1980 the Retirement Housing Foundation, a nonprofit corporation dedicated to the provision of housing for senior citizens, initiated plans to construct a health care facility and retirement community outside the City of Placerville. Gold Country Health Center is a 132 bed, long-term care nursing facility. Thirty-two beds have been reserved for those residents requiring intermediate care for assistance in every day living. Adjacent to the health care facility is a 150 unit senior citizen apartment complex. The average rent for an apartment in this complex will be $700 per month. The rents are targeted towards moderate income residents.

The estimated cost of the project is $6,262,500. Ninety percent of the financing of the project is coming from the issuance of 5,475,000 tax-exempt revenue bonds. The remaining 10% is expected to come from voluntary contributions. Construction will begin in the Spring of 1984.

County Ordinances - Between 1979 and 1983, the Board of Supervisors adopted three affordable housing ordinances. Ranging in scope and purpose, the intent of the ordinances was to encourage the provision of affordable housing opportunities within the County.

A Planned Development District, adopted in August of 1979, was established to allow for modern planning activities, to reduce development costs, provide for a mixture of uses, and to regulate the rate of condominium conversions. The ordinance acts to reduce the cost of housing by reducing the development costs incurred by the developer. High density uses concentrate development to limit the cost of water, sewer and road improvements. In addition, the developer may petition to increase the density of the project.

Since 1981 mobilehomes have been allowed by right in all residential zones provided the unit meets the following criteria:

1) The unit must be at least 600 square feet.

2) The unit must be placed on a conventional foundation if the parcel is less than 3 acres.

3) The unit must be issued an insignia of approval by HUD and be constructed after 1976. (Older units are allowed by special use permit on parcels of 10 acres or greater.)

Second residential units are another means by which to provide affordable housing opportunities. Referred to as "Granny Flat", these units are permitted by right in all residential parcels provided they are compatible with the primary residence; do not exceed 400 square feet, and are attached to the main structure. In addition, the owner of the property must reside in one of the units.

Mortgage Revenue Bond Program - In 1983, $4,025,000 in tax exempt revenue bonds were issued in El Dorado County. Targeted towards the first time home buyer, the program provides below market interest rate mortgage financing (10.95) for the construction of new homes located within the County. Currently five developers are constructing homes under the financing program:

1) Maxwell Development Corporation - Gold Country Townhouses: The Gold Country Townhouses/Condominium project is a three phase development with the first phase to be completed in May 1984 with the final phase reaching completion in 1985. The $2.5 million proceeds will provide permanent financing for 36 units. The estimated sales price for each unit ranges from $39,000 (1 bedroom, 1 bath) to $78,000 (3 bedroom, 2 bath).

2) Roy E. Carter Homes - Country Club Gardens: The Country Club Gardens development is located within the Cameron Park area. Twelve single family homes will be completed by September 1984. $500,000 of bond proceeds are targeted towards this development to provide approximately nine units with permanent financing. The estimated sales price of each unit is $59,000.

3) Joe Brunello: This project is located within the Shingle Springs area. Four single-family, detached ranch-style homes are expected to be constructed by April 1984. Bond proceeds of $300,000 will go to finance the four units. The estimated sales price is expected to be $72,500.

4) Lily-Burlock Construction: This project is a single-family detached dwelling unit. Bond proceeds of $260,000 will provide permanent financing for four units estimated to be completed 60-90 days after construction begins. The estimated sales price for each unit is $72,500.

5) Statewide City Mortgage Corporation: This mortgage banking firm requested $500,000 in mortgage funds to finance the sale of existing homes within the County. The bond proceeds are expected to finance approximately six existing homes at an average sales price of $92,000.

PART III

HOUSING NEEDS, RESOURCES AND CONSTRAINTS

PART III

HOUSING NEEDS, RESOURCES AND CONSTRAINTS

A. Introduction

This section of the Housing Element describes the population and housing characteristics which are necessary to assess the existing and projected housing needs for El Dorado County. This information provides a regional perspective on the number of people experiencing a variety of housing problems within the County. The types and characteristics of the existing units, vacancy rates and the availability of vacant land are explored to assess the ability of the County to meet these projected housing needs.

The statistical information available for analyzing housing and population characteristics has been gathered from a variety of sources. The most comprehensive data available comes from the Federal and State Census conducted in 1980. Labor and employment data was gathered from the State of California Employment Development Department Annual Planning Information, El Dorado County 1983-84. In addition, the Sierra Planning Organization Regional Allocation Plan has identified quantitative objectives for the construction of housing units to 1990 for El Dorado County.

B. Regional Setting

El Dorado County is usually characterized as having two distinct regional housing market areas. The geographic division follows the crest of the Sierra Nevada Divide (see Figure 1).

The East Slop of the Sierra Divide encompasses the unincorporated portion of the Tahoe Basin within El Dorado County including the City of South Lake Tahoe. The West slope of the Divide encompasses the remainder of the unincorporated portion of the County and includes the City of Placerville.

Housing opportunities in El Dorado County include vacation cabins in the mountain areas, rural settings in the agricultural areas, as well as medium and high density urban developments around the major population centers.



FIGURE 1

EL DORADO COUNTY

C. Existing Housing Needs

1) Level of Payment Compared to the Ability to Pay

The State Department of Housing and Community Development (HUD) has suggested that it is unreasonable for a family to pay more than a quarter of their income for a house or apartment. As the median price of a single-family residence in El Dorado County exceeds $80,000, more and more families are finding themselves priced out of the residential market. For instance, a 90% loan at 15% interest for an $80,000 residence, (financing $72,000) would require a monthly mortgage of $910.41. Utilizing the California State HCD figure of 25% of a household income required for a housing payment, a buyer would need to have an annual household income in excess of $40,000. Most loan institutions are now allowing up to 35% of the monthly income to go toward the mortgage payment. Using this percentage, a buyer would need to earn approximately $32,400/year.

As people find themselves unable to buy, renting becomes one of the only alternatives available. In this process, the situation strains the existing rental opportunities and often inflates rental costs as the demand increases. In 1980, the median gross household rent was $404. The Board of Realtors estimates that the median rent in 1983 stretched from $300 for a one-bedroom, single-family dwelling to $700 for a three-bedroom dwelling, depending on the location. Rentals are scarce and rents are steadily increasing. Often, the rental is a house that is on the market waiting to sell.

Table III-A illustrates the number of households within each census tract that are experiencing overpayment problems. HCD defines overpayment as the quantification of lower income households (at or below 80% of the areas median income) that pay more than 25% of their income for housing. The areas experiencing the highest incidence of overpayment are Census Tracts 311 and 315 (Renter Households) and 307 and 308 (Owner Households).

TABLE III A

NUMBER OF LOWER INCOME HOUSEHOLDS PAYING GREATER THAN 25% OF INCOME FOR HOUSING IN EL DORADO COUNTY

Census Tract No.:	306	307	308	309	310	311	312	313	314	315	County total	
Median Income	$16,546	$29,828	$25,752	$21,694	$15,335	$16,553	$16,453	$15,202	$16,464	$15,129		
80% Median	$13,237	$23,962	$20,201	$17,355	$12,268	$13,242	$13,162	$12,161	$13,121	$12,103		
Total no. of low income households	538	68	242	85	429	430	354	404	241	399	7,708	Renter
Less than $10,000 paying more than 25%	130	30	66	22	234	194	150	183	99	180	3,267	
$10,000 to $19,999 paying more than 25%	71	17	80	16	55	117	84	77	58	105	2,574	
Total	201	47	146	38	289	311	234	260	157	285	5,841	
%	37.5	69.1	60.3	44.7	67.3	72.3*	66.1	64.3	65.1	71.4*	75.7	
Total no. of low income households	645	190	672	258	283	438	407	675	841	927	7,103	Owner
Less than $10,000 paying more than 25%	165	51	156	49	85	137	92	180	201	257	1,860	
$10,000 to $19,000 paying more than 25%	206	69	266	102	72	56	81	158	241	244	2,303	
Total	371	120	422	151	157	193	173	338	442	501	4,163	
%	57.5	63.1*	62.7*	58.5	55.4	44.0	42.5	50.0	52.5	54.0	58.6	

* Above County average

2) Special Housing Needs

Disabled, Non-Institutionalized Persons 16-64 Years Old: It is estimated by the State Department of Rehabilitation that there are 1,920 persons with amputation or orthopedic disabilities living in the County. Some of these persons experience mobility problems and encounter particular difficulties in overcoming architectural barriers.

Persons Below the Poverty Level: The California Employment Development Department estimates that there are 7,760 County residents (1,170 households) with incomes below the current poverty level of about $5,700 for a family of four in El Dorado County. About 7,660 of these persons are white, 100 are non-white. The number of "Spanish-Americans" living at or near the poverty level is estimated to be less than five.

Elderly Households: The elderly segment of the population often experiences housing problems as a result of lowered, fixed incomes, as well as physical-ability constraints.

In 1980, the senior population (65+) of El Dorado County was 8,498, roughly 10% of the total County population. It is estimated that the number of senior citizens residing in the County exceeds the national average by 52% and that by 1985, 11,500 persons 65 and over will live within the West slope of El Dorado County. Table III-B indicates that the areas east of Placerville (Census Tracts 310, 311, 313, 314 and 315) have the greatest senior population and the highest incidence of elderly households below the poverty level.

Recognized Indian Tribes: As discussed in the analysis of ethnicity (Page 50), the 1980 Census recorded 739 residents within the American Indian, Eskimo and Aleut groups of the County.

One federally recognized Indian rancheria for a portion of the Miwok Indian tribe exists within the County near Shingle Springs. Presently, only two residences have been constructed on the 160-acre rancheria. Ultimate build out will allow 25 to 30 housing units. Due to Federal recognition and rule, El Dorado County has no influence over land use criteria or housing regulations within the rancheria.

Although members of other Native American groups exist within the County, they do not represent any sizable group with special housing needs above those experienced by the County residents as a whole.

TABLE III-B

% ELDERLY BY CENSUS TRACT IN EL DORADO COUNTY

	306	307	308	309	310	311	312	313	314	315	South Lk. Tahoe	County
Median Income	16,546	29,828	25,252	21,694	15,335	16,553	16,453	15,202	16,464	15,129	15,010	17,522
Total Population	6,120	5,441	11,150	3,478	3,925	3,671	3,685	5,897	6,762	8,212	20, 681	85,812
65+	741	202	798	238	690	608	745	1,031	653	1,266		8,498
%	12.1	3.7	7.2	6.9	17.8*	16.6*	20.2*	17.5*	9.7	15.4*		9.9
% Below Poverty Level	9.6	4.1	5.2	3.2	10.7*	10.1*	10.4*	11.6*	10.9*	7.5	11.3	18.7

*Above County average

Seasonal/Permanent Farmworkers: A sizable agricultural economy exists in foothill/low mountain areas of the County, primarily producing orchard and vineyard crops as well as plantation Christmas trees. These agricultural pursuits typically rely on a seasonal labor force which often must compete with the permanent population in the search for affordable housing. The California Employment Development Department considers the seasonal farm labor force to be small enough that no detailed numbers or estimates are available. The El Dorado County Agricultural Commission estimates that most of the seasonal farm workers are housed in existing residential units which become overcrowded during the harvesting season. There are no substantial existing farm labor camps within the County.

Families With Single Heads of Households: In 1980, 8.8% of all families residing in El Dorado County were headed by a female. The average income level of this group tends to be lower, with a high incidence of families below the poverty level (29.3% in 1980). In addition, working single heads of households must pay for daily child care. The average cost of child care in El Dorado County fluctuates from a revolving scale based on income (State subsidized program) to $10.00 per day (private sector services).

Emergency Housing Needs: El Dorado County has not identified a significant unmet emergency housing need. Various resources exist within the County to provide emergency shelters and a significant amount of public and private funds are expended for that purpose. The central problem is the decentralization of service perameters. Table III-C lists the programs currently in existence.

3) Overcrowding

If a housing unit contains more than 1.01 persons per room, it is considered "overcrowded" by HCD. According to that standard, there were 1,197 overcrowded units (7.7% of all units) in 1980[1]. Approximately 520 of these housing units are headed by white males, while 111 are headed by white females. The only other group experiencing overcrowded conditions in El Dorado County are 80 "Spanish-American" households, 50 of whom have female heads of household.

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1. U.S. Federal Census 1980

TABLE III - C

EXISTING RESOURCES TO MEET EMERGENCY SHELTER NEEDS

RESOURCES	NO. SERVED	PURPOSE	FUNDING
AFDC Immediate Need and Exped. Service Payments	September 1983 12 families	Cash assistance to families with immediate housing needs.	$4,642 (Sept. 83)
General Relief	9 individuals (2 year period)	Shelter	$91/person
Salvation Army		Limited funds for overnight lodging to stranded transients.	
Placerville Federated Church	87 persons, 1,066 nights (1/1/83 - 7/31/83) 1,314 nights (1982)	Emergency shelter	$4,108.25 ('83)
Federal Emergency Management Act (FEMA)		Emergency food and shelter.	Federal government allocates $17,340 budgeted through 1984
Community Programs	96 persons, 560 nights of shelter 3/1/83 - 9/30/83	Emergency shelter	Community Services Block Grant $2,442.60 3/1/83 - 9/30/83 $1,000 to December
Victim Witness Program Probation Department		Food and lodging to victims of violent crimes.	7/82 - 10/83 $131
Wo/Men's Information Center	68 persons/motels 15 persons/private homes	Emergency shelter	Since 7/1/83 $558.40 25 nights. 2 persons in homes for 1 month
South Lake Tahoe Ministerial Assoc.	15 persons/year Non-resident transients	Emergency shelters up to two weeks	
Local Motels (2) South Lake Tahoe		Emergency shelter	Must be assured that individual is Welfare recipient and will pay for motel charges.

4) Housing Profile

The purpose of this analysis is to examine the characteristics and conditions of the existing housing stock. The most complete data available for this evaluation comes from the 1980 Census and the 1979 California State Housing Plan Update published by the Department of Housing and Community Development (HCD).

Housing characteristics are considered as the type of unit, frequency, persons per unit, size, vacancy rate, residential sales and rental activity. The housing condition is the state of the existing housing stock. At this time a comprehensive survey of the County's existing housing stock has not been made; therefore, most of this information is based on the 1980 Census. It is probable that the condition of the existing units has changed since the Census was taken.

a) Housing Characteristics

It has been shown that El Dorado County has experienced a rapid increase in population over the past decade. Accompanying this population growth has been an increase in the housing stock.

In 1980, there were 44,987 housing units in the County including the two incorporated cities. Approximately 25,067 are on the West Slope while 19,980 are within the Lake Tahoe Basin.

The final housing data for each of the 19 census tracts from the 1980 U.S. Census is shown in Table III-D. Nine of the census tracts are within the Lake Tahoe Basin representing the East Slope of the County. The remaining 10 census tracts are located on the West Slope representing the remainder of the County. The census tracts are identified in Figure 2, Page 36. Breakdown of housing data by census tract is beneficial for examining housing variables including population, housing units, household size and vacancy rates within different areas of the County.

The most dramatic change in the housing stock over the last ten years has been the proportional increase in mobilehomes. In 1970, single-family dwellings represented approximately 79% of the total housing stock with multiple family dwellings accounting for 16% and mobilehomes only 5%.

TABLE III-D

FINAL CENSUS DATA

CENSUS DATA, 1980
EL DORADO COUNTY

Tract	Total Population	Household Population	Group Quarters Population	Total Housing Units	Vacant Housing Units	Vacancy Rate	Persons Per Unit
301.01	582	582	-0-	408	106	25.98	1.93
301.02	3,014	3,014	-0-	2,408	922	38.29	2.03
302	4,272	4,246	26	2,489	748	30.05	2.44
303	5,154	5,154	-0-	3,394	1,103	32.50	2.25
304.01	4,028	4,028	-0-	2,552	1,007	39.46	2.61
304.02	3,673	3,667	6	2,319	667	28.76	2.22
305.01	3,579	3,574	5	2,606	1,294	49.65	2.72
305.02	2,240	2,240	-0-	1,423	629	44.20	2.82
305.03	929	929	-0-	2,291	1,898	82.85	2.36
306	6,120	6,050	70	2,936	673	22.92	2.67
307	5,441	5,439	2	1,842	142	7.71	3.20
308	11,150	11,126	24	4,155	501	12.06	3.04
309	3,478	3,473	5	1,168	61	5.22	3.14
310	3,925	3,845	80	1,685	105	6.23	2.43
311	3,671	3,636	35	1,571	102	6.49	2.48
312	3,685	3,449	236	1,509	93	6.16	2.44
313	5,897	5,873	24	2,786	457	16.40	2.52
314	6,762	6,755	7	4,157	1,741	41.88	2.80
315	8,212	8,212	-0-	3,288	233	7.09	2.69
TOTAL	85,812	85,292	520	44,987	12,482	27.75	2.62

NOTE: "Persons Per Unit" is calculated for occupied units only.
Source: U.S. Census of Population and Housing, 1980.
Persons and Housing Units for Tracts, Minor Civil Divisions/
Census County Divisions, ICU SUM 80 009

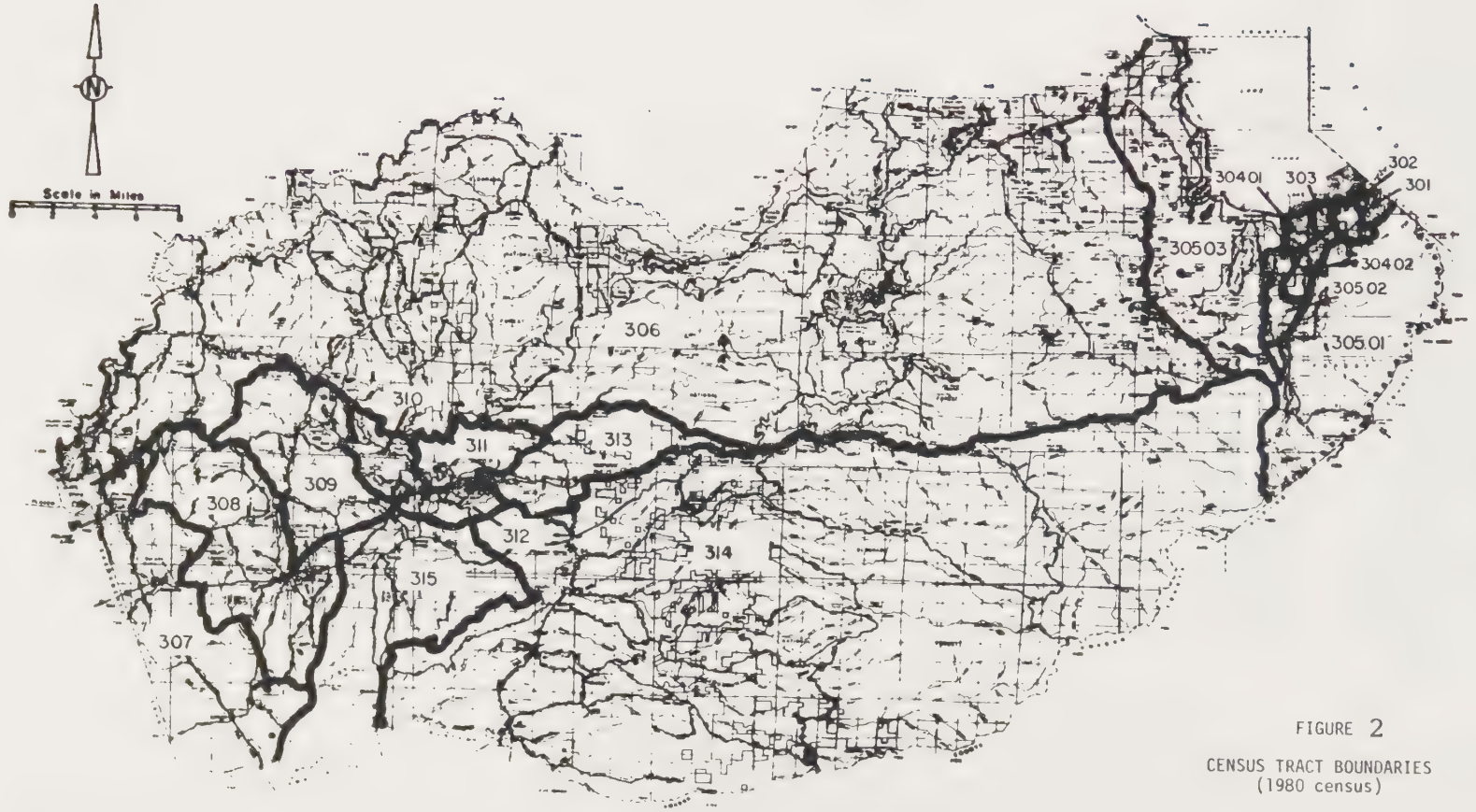


FIGURE 2

CENSUS TRACT BOUNDARIES
(1980 census)

In 1980, single-family dwellings accounted for 77% of the total housing stock and multiple family dwellings represented 15%. Mobilehomes increased significantly to represent 8% of the housing stock in the County.

Table III-E examines the rates of increase for each housing type. An average annual rate of increase has been determined as well as a straight yearly increase.

TABLE III-E

HOUSING STOCK RATE OF INCREASE
EL DORADO COUNTY, 1970-1980

Housing Type	1970	1980	Average Annual Rate of Increase	Straight Line Annual Increase
Single Family	18,594	30,446	5.1%	1,197
Multi-Family	3,803	6,072	4.8%	231
Mobilehome	952	3,012	9.9%	185
TOTAL	23,349	39,530	5.3%	1,595

Source: U.S. Census of Population, 1970 and 1980

Mobilehomes: Mobilehomes have become an important segment in the County's housing stock. In addition to the many mobilehomes within mobilehome parks in the County, many property owners have installed mobilehomes on private property as permanent or temporary residences. Throughout the County, mobilehomes have increased from 1,969 in 1975 to more than 3,012, as shown in Table III-E.

Most of the 82 mobilehome parks are located along the Western Slope between Placerville and Pollock Pines, catering predominantly to the retired and/or elderly segments of the County's population.

Mobilehomes, as a primary residence, on private parcels have historically been permitted only by special use permit when they are located on parcels ten acres in size or larger, or as a secondary, temporary residence for caretakers, agricultural employees or family members with a medical hardship.

In response to State Assembly Bill 1960, El Dorado County adopted a new mobilehome ordinance on July 1, 1981. This ordinance allows mobilehomes, placed on permanent foundations on any parcels or lots zoned for single family use, subject to private deed restrictions. Although the State implementing bill allows some criteria to be imposed regarding compatibility with existing neighborhoods, the County's ordinance contains only four requirements for all units: 1) they must be placed on an approved permanent or conventional foundation; 2) they must be at least 600 square feet in floor area; 3) they must meet the National Mobilehome Construction and Safety Standards Act of 1974; and 4) they must be 1976 or newer.

Between July 1, 1981 and December 31, 1981, 27 building permits for mobilehomes on permanent foundations were issued. During the same period of time, 64 building permits were issued for mobilehomes under the previous special use permit restrictions. Table III-F illustrates mobilehome activity over the last four years in terms of building permits issued for mobile homes on foundations.

TABLE III-F

BUILDING PERMITS ISSUED
MOBILEHOME ON FOUNDATIONS
1980 - 1983

	1980	1981	1982	1983
Mobilehomes on Foundations	1	28	29	27

Source: Building Division (CDD) 1984

The increase and subsequent stabilization of permits may be a result of the adoption of the mobilehome ordinance in 1981.

As more and more families find themselves priced out of the conventional-built home market, mobilehomes will provide one of the more affordable alternatives.

Housing Size: There has been a steady decline in household size throughout California over the last ten years. The average household size within the State has fallen from 2.95 persons per household in 1970 to 2.68 persons per household in 1980.

There were approximately 33,200 households in El Dorado County in 1980 with an average of 2.62 persons per household. This figure is a reduction from past County trends. There are several factors involved in this change in household size. For instance, an increasing number of single persons are purchasing homes and many married couples are having fewer children. In addition, an increase in divorces and separation is also having an effect on household size. As the character of the population households change, most communities find it necessary to accommodate a higher rate of new housing unit production in proportion to the population growth.

As can be seen in Table III-G, a substantial increase in the number of households is expected by 1986.

TABLE III-G

HOUSEHOLD PROJECTIONS: 1980-1986
EL DORADO COUNTY

	1980	1981	1982	1983	1984	1985	1986
Total Households	33,300	36,000	38,800	41,700	44,500	47,400	50,000

Source: California State Department of Finance, Series E-150 (revised), April 1981

Vacancy Rates: El Dorado County experiences a relatively high rate on the number of vacant household units. According to the 1980 Census, the county-wide vacancy rate was 27.75%. This unusually high vacancy rate is primarily attributed to the large number of seasonal recreational residences located in the mountain recreation areas of the County, particularly the Lake Tahoe Basin. Many of these recreational residences are utilized as summer residences or vacation homes and the owners reside permanently in other parts of the State or country.

On the West Slope the vacancy rate is as low as 5.22%, within Census Tract 309, between Rescue and Lotus. The highest vacancy rate on the West Slope is 22.92% in Census Tract 306, which accounts for most of the northern half of El Dorado County. Most of the large, rural population center, including El Dorado Hills, Cameron Park, El Dorado, Diamond Springs and Placerville experience a vacancy rate between 6 and 7 percent.

Traditionally, a large portion of the residential building construction consists of "spec housing"; a developer or contractor acquiring a lot and building a house for resale without a specific client involved. As a result, the vacancy rate may fluctuate in response to the number of unoccupied residential units on the open market.

Production Trends: During the last nine years, annual new housing units on the West Slope authorized by building permits has fluctuated from a low of 774 units in 1975 and 980 units in 1983 to a high of 2,404 units in 1978. Table III-H indicates the number of single and multiple-family housing units authorized by building permits.

TABLE III-H

NUMBER OF UNITS AUTHORIZED BY BUILDING PERMITS BY YEAR AND TYPE
WEST SLOPE OF EL DORADO COUNTY

Year	Single Family	Multiple Family	Total
1975	750	24	774
1976	1,223	30	1,253
1977	2,064	8	2,072
1978	2,404	--	2,404
1979	1,884	85	1,969
1980	1,101	36	1,137
1981	1,040	50	1,090
1982	1,030	26	1,056
1983	941	39	980

As can been seen, the residential building activity hit its peak in 1978 and has been gradually tapering off since that time. El Dorado County expects an upswing in building activity in 1984. Lowering interest rates have given the building industry a boost. For the months of January, February and March, County building activity registers a 100% increase over last year.

Within the Lake Tahoe Basin, the number of building permits authorized since 1978 has been governed by the Tahoe Regional Planning Agency Compact which allows 252 permits for unincorporated portions of El Dorado County as well as the City of South Lake Tahoe. Therefore, building activity has been very slow in recent years. A new regional plan, to be completed by 1984, will establish ultimate levels of permitted development within the Tahoe Basin.

Housing Market: Traditionally, the cost of housing in El Dorado County has been below the State average. According to the California Association of Realtors, the state-wide median price of a single-family residence as of October 1983, was $113,828. Regional figures provided by the El Dorado County Board of Realtors estimate the median price of a house within El Dorado County to be $93,300.

An analysis of residential sales activity within the first six months of 1981 and 1983 is shown in Table III-I. This information represents that portion of the single-family residential sales activity listed or sold through a real estate agent.

TABLE III-I

RESIDENTIAL SALES ACTIVITY
WEST SLOPE, EL DORADO COUNTY

Sales Activity	1981	1983
Average Listing Price	N/A	$92,300
Average Selling Price	$92,738	88,400
Total Units of the Market	1,030*	1,033*
Total Units Sold	286	139
% of Units on the Market/Sold	27	13
Average Days on the Market	128	97

Source: El Dorado County Board of Realtors, 1981, 1983
*monthly average

As can be seen, recent trends indicate that while the numbers of houses on the market are increasing, the sales of these units are decreasing. The cause is primarily attributed to unusually high home financing rates, coupled with a general slump in the national economy. Creative financing, one "band-aid" approach encouraged by the real estate industry, has helped salvage the housing resale activity. It is becoming increasingly common for the owner or seller to assist in some form of immediate financing, ranging from carrying a "second" note, to offering full financing. As can be seen in Table III-J, since the first half of 1981, the percentage of financing by new loan originations has decreased while the percentage of owner-assisted, owner-carried or assumption of the existing loan has increased. Following this development, recent trends reflect a general upswing in the economy with the 1983 figures exceeding those of 1979.

TABLE III-J

FINANCING TECHNIQUES OF RESIDENTIAL SALES ACTIVITY BY YEAR AND TYPE WEST SLOPE, EL DORADO COUNTY (Percentage of Total Sample)

Financing Technique	1979 Jan-June	1981 Jan-June	1983 Jan-June
New Loan Origination	58%	23%	61%
Owner-carried, owner-assisted, or assumption of existing loan	27%	63%	39%
Other	15%	14%	--

Source: El Dorado County Board of Realtors

Rental Market: Information in the rental market is not as readily available as it is for the sales market. Documented vacancy rates are unusually high for the County due to the large number of seasonal recreational residences which skew these figures.

In a newspaper survey (conducted in 1981), average monthly rents for multiple-family units ranged from $185 to $250 for studio and one-bedroom apartments. Rents for units with two bedrooms or more ranged from $250 to more than $400, averaging about $375. Three bedroom homes or larger rented from $500 on up with an average rent near $600.

Presently, most of the mobilehomes in the County are located in mobilehome parks. Normally, rents for spaces within these parks are $300, depending on the location, as well as the amenities offered. There is little documentation regarding rentals of mobilehomes existing on private property, which in the past have been fairly infrequent.

b) Housing Condition

It is estimated that approximately 9,710 units of the County's housing stock are substandard. Approximately 6,150 units or 13.7% of the total housing stock are in need of repair or rehabilitation; and approximately 3,560 or 7.9% should be replaced.[1]

Housing units in need of rehabilitation are characterized as deteriorating, but having all plumbing facilities. Those identified for replacement are classified as deteriorating, but without all plumbing facilities or those units which would require rehabilitation which would cost more than half their assessed value. Final data from the 1980 Federal Census estimates that approximately 202 year-round housing units on the West Slope lack plumbing for exclusive use.

The existing condition of the housing stock is summarized in Tables III-K, and III-L.

A significant portion of the County's housing stock has been constructed since 1970. As a result, the majority of housing in the County is sound and can generally be expected to provide adequate shelter for many years to come.

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1. California State Housing Plan Update, 1979 HCD

TABLE III-K

CONDITION OF THE EXISTING HOUSING STOCK:
PLUMBING

	306	307	308	309	310	311	313	314	315	TOTALS
Lacking Plumbing Facilities										
Owner occ.	48	4	5	10	1	1	1	27	7	104
Renter occ.	23	3	9	2	20	5	4	17	15	98
Sub-Total	71	7	16	12	21	6	5	44	22	202
Total No. of Units	2,752	1,835	4,145	1,165	1,683	1,570	2,759	3,087	3,264	39,530
Percentage	2.5	.38	.38	1.0	1.2	.38	.18	1.4	.67	.51

Source: U.S. Census of Population, El Dorado County Planning, 1980

TABLE III-L

AGE OF EXISTING HOUSING STOCK:
YEAR STRUCTURE WAS BUILT

YEAR	TOTAL	306	307	308	309	310	311	313	314	315	Percentage	
1979-1980	2,244	300	211	617	135	50	28	95	346	258	10.9	OWNER OCCUPIED
1975-1978	5,187	596	534	982	449	443	199	426	635	761	28.3	
1970-1974	3,419	382	244	377	141	273	94	329	491	670	16.7	
1960-1969	4,054	321	594	254	180	245	310	532	463	612	19.8	
1950-1959	2,129	243	45	50	81	225	266	398	237	270	10.4	
1940-1949	1,086	137	32	11	23	93	177	212	66	175	5.3	
1939-or earlier	2,273	284	22	35	97	240	392	350	178	309	11.14	
1979-1980	199	6	9	41	-0-	17	16	10	55	31	4.7	RENTER OCCUPIED
1975-1978	700	85	51	88	23	127	84	58	36	82	16.6	
1970-1974	562	73	-0-	88	-0-	153	28	62	51	69	13.3	
1960-1969	895	85	21	61	68	61	99	125	109	252	21.2	
1950-1959	649	61	33	-0-	16	53	88	145	43	94	15.3	
1940-1949	303	23	12	-0-	11	23	51	70	-0-	61	7.1	
1939	907	145	6	19	27	91	159	120	88	88	21.5	

Source: 1980 Census

D. Projected Housing Needs

1) Population and Employment Trends

a) Population Characteristics

El Dorado County was one of the fastest growing areas of California between 1970 and 1980, nearly doubling its population. While the population of the State increased by 7.9% during that period, the number of people residing in El Dorado County increased by 95.8%, resulting in an annual growth rate of 6.9%. The rapid growth rate has continued into 1983. The Department of Finance has estimated the population of the County to be 95,691 persons in 1983, an 11.59% increase since the time the 1980 Census was taken. The Department of Finance also estimates that the County as a whole will continue to experience a 4.6% growth rate until the year 2020. Based on this assumption, the population is projected to be 128,300 by 1990. Figure 3 summarizes the population projections to the year 2020. Table III-M illustrates population estimates to 1995.

TABLE III-M

POPULATION PROJECTIONS: 1983-1995

	1983	1985	1990	1995
Total Population	95,691	107,200	128,300	149,400

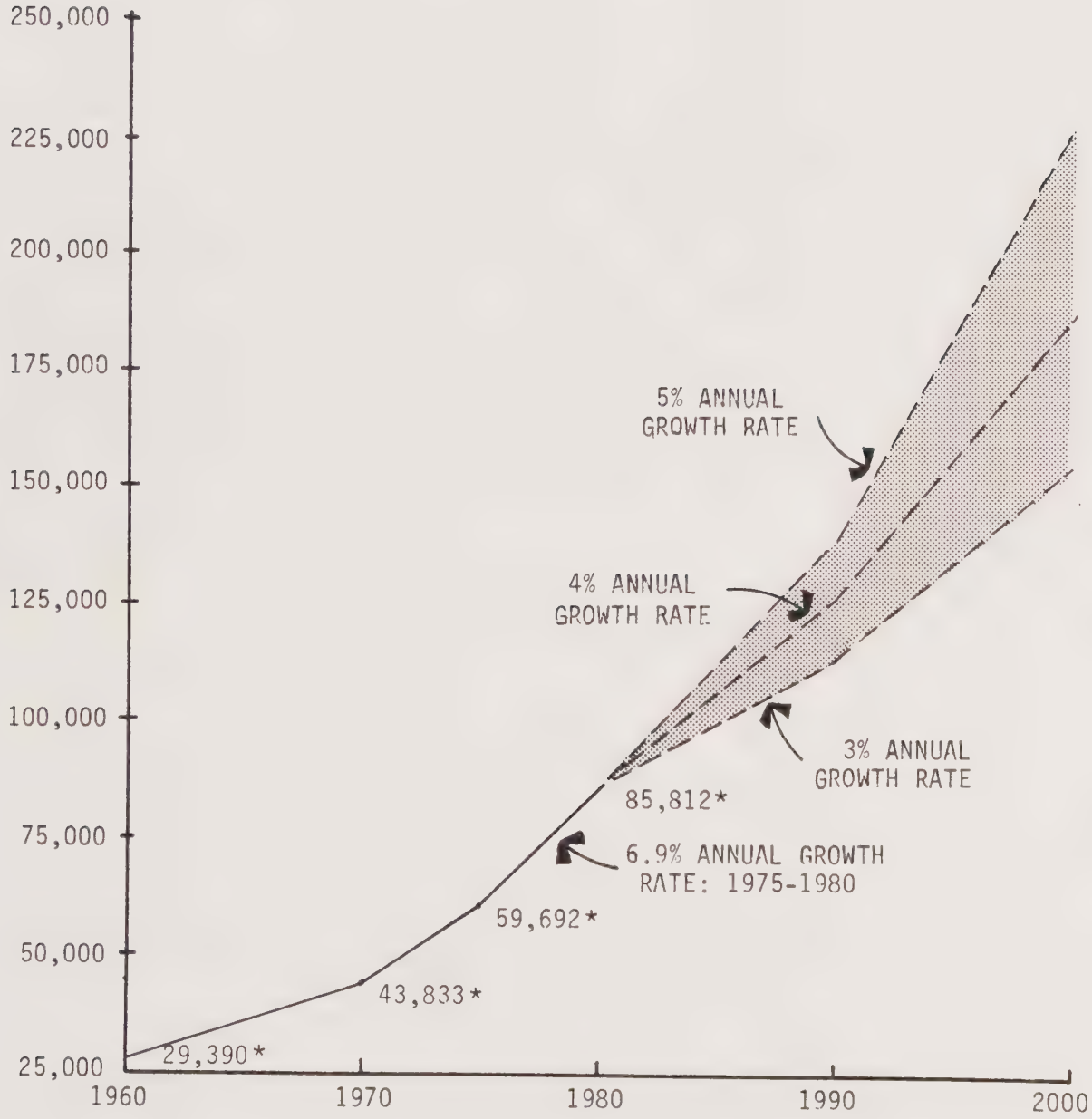
Source: Estimates by the State Department of Finance 1983

The most rapid growth appears to be occurring in the western portions of the County, in Census Tracts 306, 307, 308 and 309. Table III-M-1 illustrates the increase in population between 1970 and 1980 by census tract.

Age: The relative patterns or trends of the age composition of El Dorado County generally reflect the State profiles, i.e., large numbers of people in their teens and twenties, fewer numbers in the middle and the youngest catagories, and a small, but expanding older population. The median age within the County is 29.5. Table III-N examines the percentage within the major age groups.

FIGURE 3

POPULATION PROJECTIONS
EL DORADO COUNTY



*SOURCE: U.S. Census of Population, 1960, 1970, 1980.

TABLE III-M-1

COUNTY POPULATION CHANGE FROM 1970 TO 1980
UNINCORPORATED AREAS AND INCORPORATED CITIES

	1970	1975	1980	1970-1980 % of Change
El Dorado County	43,833	59,219	85,812	95.8
City of Placerville	5,416	5,809	6,739	24.4
City of South Lake Tahoe	12,921	18,885	20,681	60.1
Unincorporated Western Slope			51,602	
Unincorporated Eastern Slope			6,790	
Census Tracts (Unincorporated Areas on the Western Slope)				
#306	2,742	3,419	6,120	123.2
#307	2,512	3,016	5,441	116.6
#308	2,367	4,381	11,150	371.1
#309	1,326	1,694	3,478	162.3
#310	2,330	2,855	3,925	68.5
#311	3,371	3,359	3,671	8.9
#312	2,907	3,101	3,685	26.8
#313	4,358	4,860	5,897	38.5
#314	2,714	3,601	6,762	149.2
#315	4,387	5,901	8,212	87.2
South Lake Tahoe	12,921		20,681	

TABLE III-N

POPULATION BY AGE & SEX
EL DORADO COUNTY, 1980

Age group in years	Male	Female	Total	Percentage
0-9	5,904	5,427	11,331	13.2
10-19	6,947	6,395	13,342	15.5
20-29	7,671	7,917	15,588	18.2
30-44	9,843	9,437	19,280	22.5
45-59	6,590	6,818	13,408	15.6
60-above	6,159	6,704	12,863	15.0
Totals	43,114 (50.2%)	42,698 (49.8%)	85,812	100.0%

Source: U.S. Census of Population, April 1, 1980

The distribution of age and sex characteristics is important because they can offset the existing and future birth rates, death rates, demand for services and housing needs.

Ethnicity: According to the 1980 Census figures, the residents of El Dorado County are predominately white. Table III-O shows the ethnic composition of the County, including the two incorporated cities.

b) Income

Since most housing problems are a result of economic constraints, comparing income levels of families/households in El Dorado County is an important factor in assessing housing characteristics and projected housing needs.

The median family/household income by census tract is illustracted in Table III-P. In Census Tracts 307, 308 and 309, the median family/household income is substantially higher than the County median. Correspondingly, the statewide average is also higher than the County median. The State Department of Housing and Community Development and the Sierra Planning Organization have estimated the percentage of households within each income group. The Housing Element programs reflect these needs. A more complete discussion of the County income levels is initiated in the section that addresses the regional share of the housing needs.

TABLE III-O

ETHNIC COMPOSITION OF EL DORADO COUNTY

	White	Black	Amer. Ind/ Eskimo/Aleut.	Asian/Pac. Islander	Spanish Origin	Other	Total
El Dorado County	82,400	296	739	1,011	3,971	1,366	85,812
Placerville	6,517	14	64	40	259	104	6,739
So. Lake Tahoe	19,157	139	163	660	1,508	562	20,681
Unincorporated	56,726	143	512	311	2,204	700	58,392

Source: U.S. Census of Population, April 1980

*Note: Persons of Spanish origin are represented in the five race categories.

TABLE III-P

EL DORADO COUNTY
DEPARTMENT OF PLANNING

MEDIAN 1980 INCOME
BY CENSUS TRACT AND JURISDICTION

Census Tract	Household	Family
306	$16,546	$18,397
307	29,362	30,682
308	24,693	26,325
309	21,694	22,421
310	17,192	20,833
311	16,427	18,644
312	16,702	18,605
313	15,254	17,245
314	16,464	17,766
315	15,142	16,855
County	17,522	20,182
City of Placerville	14,518	16,660
City of South Lake Tahoe	15,010	17,649
State of California	18,248	21,541

Source: 1980 Census of Population

Note: A household consists of any and all persons occupying a dwelling unit; a household may consist of one or more families and/or unrelated individuals.

A family consists of two or more persons related by birth, marriage or adoption living together as one household.

c) Labor Force Trends and Outlooks

El Dorado County recorded a moderate decrease in the average annual employment between 1981 and 1982 (Table III-Q). The unemployment rate rose by 2.6% in 1982, a result primarily of an increased number of job seekers, 1,075 in 1982 and the strongest economy of 1980-81.

Tourism is a major economic base of the County, largely a result of the many year-round recreational opportunities available. In 1982, 51% of the labor force was employed in retail trade or services. This is a 1% decrease from 1980. In addition this figure is reflective of the number of seasonal and gaming employees residing in the Tahoe Basin.

Over half of the County consists of publicly owned lands administered by the Federal, State and local governments. As a result, government employment accounts for 26% of the total wage and salary employment.

Rising interest rates coupled with the decreasing demand for building materials are reflected in the 1980-81 trends in the depressed Housing Market and the worsening economic condition during most of 1982 prevented wage and salary growth in all industry divisions. EDD estimates that the only division that did not suffer losses during the time were agriculture and wholesale trade.

Projected Employment and Growth: EDD makes the following predictions for 1984:

1) El Dorado County wage and salary employment is expected to increase.

2) Services, retail trade and construction will experience moderate increases.

3) Job losses will be concentrated in the government divisions as budget reductions in State and local government programs will hinder employment in those sections.

4) Some impact will be felt due to the temporary closure of Highway 50.

TABLE-III-Q

Population Characteristics: Employment/Income

EL DORADO COUNTY
Wage and Salary Employment
1981-1984 Annual Averages

Industries	1981	1982	FORECAST 1983	1984
Total, all industries[1]	20,675	19,975	20,025	20,400
Agriculture, Forestry and Fisheries	250	250	250	275
Total, non-agriculture	20,425	19,725	19,775	20,125
Mining and Construction	1,025	900	925	975
Manufacturing	1,250	1,125	1,125	1,200
Lumber and wood prod.	625	450	450	500
Other manufacturing	625	675	675	700
Transportation and Public utilities	950	825	825	850
Wholesale Trade	400	400	400	425
Retail Trade	5,200	5,100	5,125	5,175
Finance, Insurance and Real Estate	1,225	1,200	1,200	1,200
Services	5,100	4,925	5,025	5,100
Government	5,275	5,200	5,150	5,200
Federal	700	700	700	700
State	500	475	450	475
Local and Education	4,075	4,025	4,000	4,025

March 1982, Benchmark

1. Employment reported by place of work and does not include persons involved in labor-management trade disputes.

Annual planning information, State of California, Health & Welfare Agency, March 1983

2) Reduction in the Supply of Affordable Housing

HCD insists that to assess the existing and projected housing needs and in anticipation of a requirement to preserve the existing housing stock (Section 65583(c)(4)), the Housing Element should examine the rate of depletion of the existing affordable housing stock. This section examines the most common causes of the reduction: condominium and apartment conversions, demolition through redevelopment, and private sector regulating.

El Dorado County is not presently experiencing significant trends toward condominium conversion. As noted in the existing Housing Element, there appears to be an interest in conversion within the Tahoe Basin; however, an existing moratorium on all new subdivisions by the Tahoe Regional Planning Agency has prohibited any potential conversions.

In December of 1983 the Board of Supervisors rejected a redevelopment project proposal for the Diamond Springs area. No further attempts at forming a redevelopment agency have been made.

3) Appropriate Share of the Regional Housing Need

The Housing Element should match the needs for housing within the entire range of household income throughout the region. To meet this goal, Assembly Bill 2853 required the Council of Governments (COG's) or California Housing and Community Development (HCD) to develop regional allocations of housing needs for all income levels to determine areas which must plan to accommodate their "fair share". In January of 1984, Sierra Planning Organization (SPO) distributed the draft Regional Housing Allocation Plan to local jurisdictions for review. The bill, signed by the Governor in September of 1980, amended Section 65302, Article 10(b) Chapter 3, Division 1 of Title 7 of the Government Code relating to local planning.

In January 1984, Sierra Planning Organization (SPO) distributed the draft Regional Housing Allocation Plan to local jurisdictions for review. In the past, California HCD determined that the West Slope of El Dorado County did not require an allocation plan. The East Slope of El Dorado County is part of the Lake Tahoe regional housing market, and has traditionally been required to provide a share of low income housing. In 1980, the unincorporated part of the County within the Tahoe Basin has 915 low-income households.

In 1983, however, HCD designated the West Slope as a General Housing Market Area (GHMA). As a result, the West Slope of El Dorado County is included in the SPO Allocation Plan. A GHMA is an area which "shows significant economic interrelationships and high commute levels between jurisdictions". Table III-R illustrates the percentage of the work force who travel 20 minutes to one hour to work for Census Tracts 307, 308, 309, 312 and 315. Approximately 75% of the work force residing in Tracts 307 and 308 spend from 20 minutes to one hour travelling to work. Approximately 77.8% of the work force of Census Tract 307 work outside the County, presumably in the Sacramento Metropolitan Area.

TABLE III-R

TRAVEL TIME TO WORK
WESTERN PORTION OF EL DORADO COUNTY

	Census Tract				
	307	308	309	312	315
Travel Time 20 minutes to 1 hour (# of persons who drive to work)	1,683	3,011	776	383	869
% of total	17.8	76.2	69.2	31.6	37.8

It is noted that the closer the location to the City of Placerville (Census Tract 312), the less number of individuals there are driving greater than 20 minutes to 1 hour to work. In addition, of the total sample, 77.8% of all commuters in Census Tract 307 worked outside the County. This appears to reinforce the conclusion that the western portions of the County provide housing for persons who work within the Sacramento area.

The draft Regional Allocation Plan included for review in Appendix B presents the number of housing units in each income group (determined by HCD) that should be constructed by 1990. El Dorado County's Regional Allocation is provided in Table III-S. The figures represented in the Table are quantified goals or targets that Sierra Planning Organization and HC feel are appropriate for the attainment of adequate regional housing.

TABLE III-S

SIERRA PLANNING ORGANIZATION
1983-1990 HOUSING ALLOCATION

	NET CHANGE				
	Very Low	Other Lower	Moderate	Above Moderate	TOTAL
Unincorporated West Slope	2,986	1,900	3,122	5,564	13,572
Placerville	175	96	128	133	532
Balance of Community	257	176	203	247	883
Total County	3,747	2,398	3,447	5,395	14,987

* Sierra Planning Organization, 1984

Note: Columns add horizontally, but not vertically due to changes in income group breakdown in jurisdiction.

Another 13,572 additional housing units, roughly 2,262 units per year, should be constructed over a six year period. A summary of the number of housing units constructed over the past 5 years is included as Table III-T.

TABLE III-T

NUMBER OF HOUSING UNITS CONSTRUCTED
1979 - 1983

	1977	1978	1979	1980	1981	1982	1983
Single Family Dwellings	2,064	2,404	1,884	1,101	1,040	719	863

In the past, the County has relied on the existing units constructed. The drafting of this amendment to the Housing Element represents a first time attempt to formally incorporate a Regional Housing Allocation into the existing County General Plan. As in the past, the County continues to provide sufficient opportunity to all housing types; however, our past efforts were made without the quantified accounting mandated by the State (AB 2853, amend Government Code, Section 65580).

E. Land Inventory

State law requires that each jurisdiction include, as part of their element, an inventory of land suitable for residential development including vacant sites and sites having potential for development, and an analysis of the relationship of zoning and public facilities' and services to these sites.

As can be seen in Table III-U, approximately 51% of the land in the County is considered public lands under the jurisdiction of a number of federal, state and local agencies. An additional 24% is considered to be agricultural lands; within existing timber or agricultural preserves; or possessing choice agricultural soils. Protection of these agricultural lands is important to the State and County in order to maintain agricultural productivity and discourage conversion to urban use.

Analysis in the Housing Element is primarily concerned with residential lands which account for the remaining 25% of the total land in the County. The Long Range Land Use Plan establishes three classifications for residential lands which will be briefly described:

TABLE III-U

LONG RANGE LAND USE PLAN

TOTAL ACRES BY OWNERSHIP AND LAND USE DESIGNATION

PUBLIC LANDS	ACRES	% OF TOTAL
1) National Forest	486,094	44
2) Bureau of Reclamation	30,000	3
3) Bureau of Land Management	14,822	1
4) State of California	20,258	2
5) Local Agencies & Districts	1,000	1
Sub total	552,174	51%
ACRICULTURAL LANDS		
6) Timber Preserves	135,000	12
7) Agricultural Preserves	62,000	6
8) Choice Agricultural Soils (Long Range Land Use Plan)	66,128	6
Sub total	263,128	24%
RESIDENTIAL LANDS		
9) Urban Lands	59,712	5
10) Low Density	45,120	4
11) Rural Residential	172,930	16
Sub total	277,762	25%
TOTAL ACRES IN COUNTY	1,093,064	100%

Rural Residential - The Rural Residential areas can be characterized as having few public services available. Roads, police, and fire protection are usually provided at minimal levels and, except for public water in some isolated areas, private wells and septic disposal systems are utilized. The usual densities expected range from one dwelling per 10 acres and larger. Due to the size of parcels, lack of services, and distances from urban core areas, these land area designations are not conducive to providing affordable housing opportunities.

Low-Density Residential - Low Density Residential lands are characterized as transition areas and usually found adjacent to the more urbanized areas in the County. Public services that may be available include public water, fire protection, improved roads and in a few areas, public sewers. The expected land use densities range from one dwelling unit per 3-10 acre parcel size. In certain cases, some of these lands could provide some affordable residential opportunities; however, since demand for parcels of this size with available services is intense, land costs will probably remain fairly expensive.

Urban Lands - The Urban land areas account for approximately 5% of the total land in the County, however, they represent the highest potential for accommodating affordable housing opportunities. Figure 4 displays the designated urban areas according to the County Long Range Land Use Plan. As can be seen, the Urban lands are situated around the existing urban core areas and major thoroughfares. The level of public services includes publicly maintained roads, fire and police protection, public water and, in some cases, public sewer. Residential densities include single family uses from 5 units per acre to 1 unit per three acres; and multiple family uses from 5-20 units per acre, including mobilehome parks.

Vacant Sites - The rural character, recurring land-use changes and the overall size of the County makes a detailed inventory of individual, available residential sites difficult. In an attempt to provide some indication of vacant sites, a vacant parcel analysis was prepared by the County Data Processing Department, utilizing property assessment data. That study identified the number of improved and vacant residential parcels by Assessor's parcel number, book and that has been keyed roughly to Census Tract. These findings are shown in Tables III-V and III-Vl, accompanied on the following page by a map depicting Census Tracts to Assessor's Parcel Book numbers.

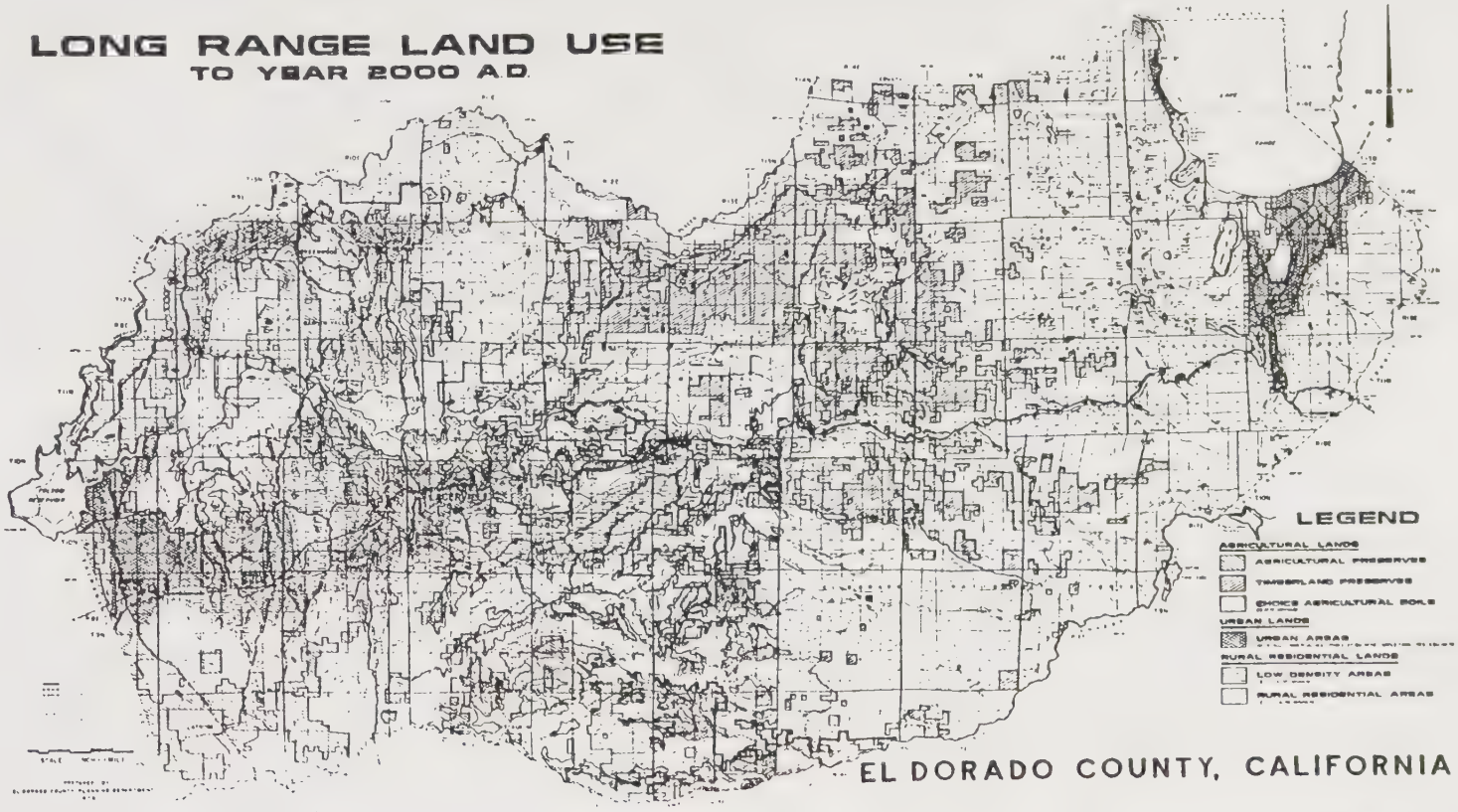


FIGURE 4

LONG RANGE LAND USE MAP
EL DORADO COUNTY

TABLE III-V

IMPROVED AND UNIMPROVED PARCELS

WEST SLOPE

Book Nos.	Census Tract	Residential Parcels less than 2.5 acres		Residential Parcels more than 2.5 acres		TOTAL
		Vacant	Improved	Vacant	Improved	
87, 66, 67, 86, 103	307	1,033	2,253	859 *6 unimp. multiple	809	4,960
69, 70, 82, 83, 90, 102	308	1,700	2,034	645 *39 unimp. multiple	601	5,019
6, 105, 317, 319, 325	309	282	526	941	982	2,731
89, 321, 323, 327,	310	298	822	245	266	1,631
48, 49, 50	311	276	831	126	133	1,36
51	312	279	422	96	71	868
43, 76	313	102	603	189	91	985
46, 94, 95, 40, 41, 73, 78, 79, 99, 96, 77, 42, 39	314	2,276	4,028	2,294	2,185	10,783

* Includes City of Placerville

TABLE III-V1

3/84

IMPROVED AND UNIMPROVED PARCELS

TAHOE BASIN

Book Nos.	Census Tracts	Residential Parcels less than 2.5 acres		Residential Parcels more than 2.5 acres		TOTAL
		Vacant	Improved	Vacant	Improved	
35, 81, 30, 36, 80, 25	305.01	1,804	2,516	21	-----	4,341
34, 32	305.02	1,897	1,675	18	2	3,592
14, 15, 16, 17, 18, 21, 20, 37	305.03	883	1,704	24	437	3,048
26, 31	303	698	2,098	--	----	
33, 22	304.1	2,202	2,064	4	3	4,273
23	304.2	1,625	1,051	3	3	2,682

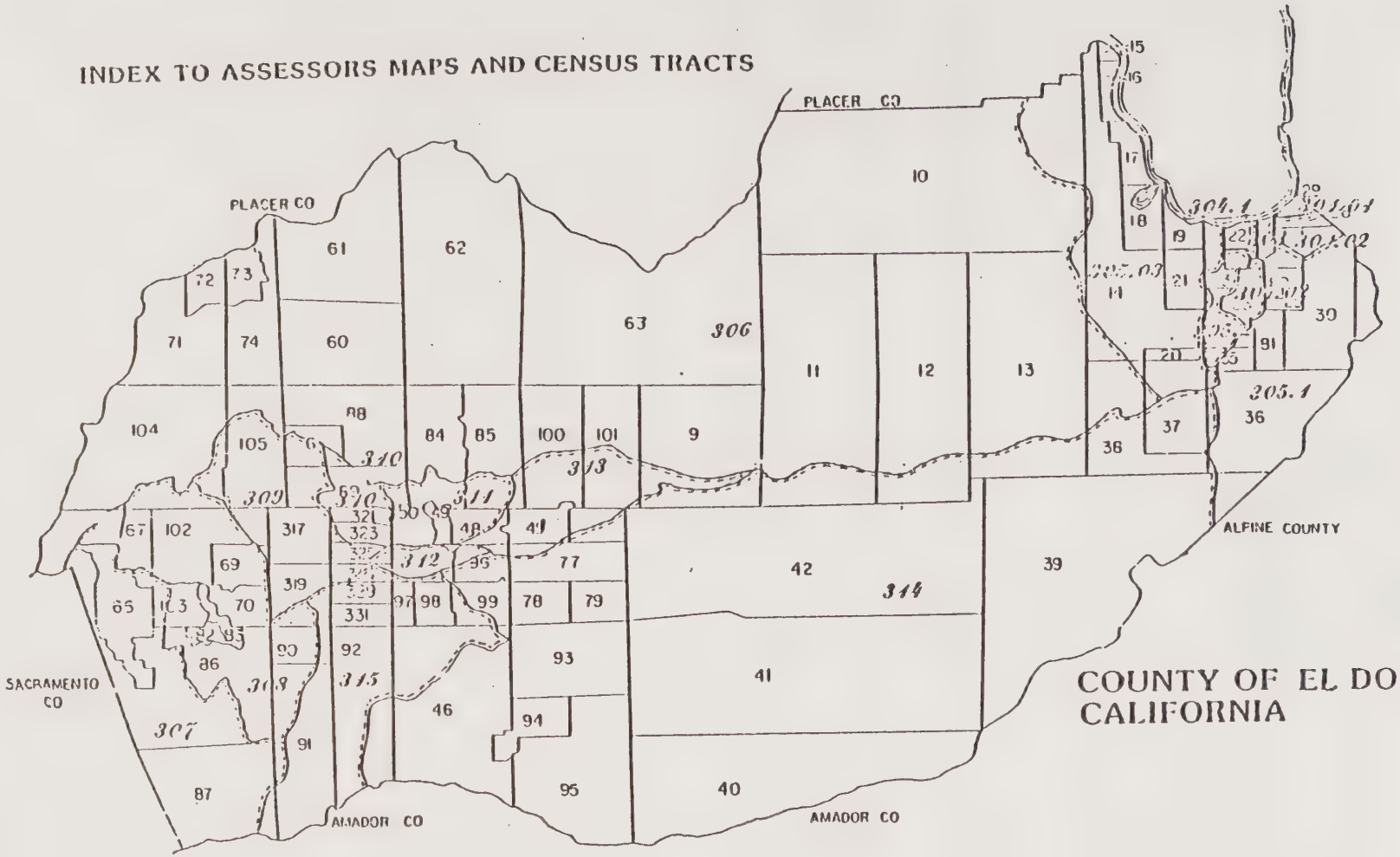

INDEX TO ASSESSORS MAPS AND CENSUS TRACTS
PLACER CO
PLACER CO
ALPINE COUNTY
SACRAMENTO CO
AMADOR CO
AMADOR CO
COUNTY OF EL DORADO
CALIFORNIA

FIGURE 5

The parcel size classifications (less than 2.5 acres and more than 2.5 acres) were necessary to accommodate the Assessor's data; however, they can be utilized based on the assumption that parcels larger than 2.5 acres are not particularly conducive to provide affordable housing opportunities.

Residential parcels less than 2.5 acres appear to be more evenly distributed throughout the rural areas of the County. Due to the size, however, these parcels would not be suitable for affordable housing unless further divided.

The vacant multiple-family parcel information is not included because the Assessor's valuation and classification does not account for existing multi-family zoned parcels until development occurs. In reality, there are a number of vacant parcels zoned to accommodate multiple-family residential uses, primarily located in areas where the potential for public sewer and water exists.

Examining the unincorporated portion of the County as a whole, over half of the parcels less than 2.5 acres in size have been developed.

Relationship to Zoning and Public Facilities - Development of available sites within the designated urban areas of the County is dependent upon the zoning of the property and the availability of public services, particularly sewer and water.

Land use density is regulated by the zoning ordinance and the land use policies contained in the Land Use Elements of the area plans.

Single-family residential uses are allowed in almost every zone with the exception of commercially-zoned parcels. Mobilehomes are permitted in all zones which allow single-family residences. Mobilehome parks are permitted in the Mobilehome Park zone (MP); Combining Mobilehome zone (M); the Commercial (C, CP, CG) and Tourist Residential (RT) zones with a valid special use permit.

The potential development of multiple-family units has also been adequately provided for in zoning ordinance. Multiple-family units are allowed in two multiple-family zones as well as the commercial land use zones.

The land use maps and the community area plans designate substantially more land for residential uses than the existing zoning permits. An inventory of the lands that are designated for rural, low, medium, high and multi-family uses

are identified in Table III-W. Currently, a potential for the construction of 95,040 multi-family units exists in the County, 1.5% of which has been developed. Development trends indicate that most of the multi-family development is occurring in the Cameron Park area and in El Dorado/ Diamond Springs area. The Cameron Park, El Dorado Hills/ Salmon Falls, and the El Dorado/Diamond Springs area plans provide the greatest number of acres for multi-family use, 340.5 acres, 544 acres and 363 acres, respectively. Roughly 79% of all lands designated as multi-family lie within these plan areas.

In many instances, approval for rezoning these lands to conform to the general plan designations requires availability of public services or facilities.

Insufficient, dependable water supplies for private wells and sewer soil limitations for individual septic systems pose a serious constraint to development throughout the County, particularly in terms of density necessary to permit affordable housing opportunities. It is a policy of the Long Range Land Use Plan to require all projects and subdivisions occurring within the designated Urban Lands area to be served by public water for domestic and emergency (fire protection) needs. In addition, where developments are located in a wastewater service area and a possibility for connection exists, confirmation of the ability of a building site to accommodate a private septic system is a prerequisite to development approval. A discussion of the existing public sewer and water facilities in El Dorad County will be discussed as a non-market constraint.

In summary, the County is in compliance with AB 2853 in that sufficient, vacant land is zoned or designated for residential uses of all densities within constraints posed by the limitations of public facilities.

F. Constraints and Obstacles

As mentioned in the beginning of this Section, a combination of market and governmental constraints exist which impede the ability to provide a range of housing to accommodate all income groups. The next part of this Section identifies and discusses some of these obstacles including possible actions to remedy them.

1) Non-Governmental Constraints

Meeting the housing demand is a complex production system that involves the local and federal governments, bankers, builders, labor groups, suppliers,

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TABLE III-W
EL DORADO COUNTY
ACRES BY LAND USE DESIGNATION
AND AREA PLAN

Area Plan	Rural Res./ Agric.	Low Density Residential	Medium Density Residential	High Density Residential	Multi-Family	Potential Pop. Saturation
Cameron Park (1981)	---	1,822.0	60.0	3,292.8	340.5	48,944
Latrobe (1981)	34,944.0	280.35	189.9	---	---	10,433
Lotus/Coloma (1981)	7,524.08	2,739.36	25.27	---	---	3,776
Pleasant Valley (1978)	22,852.0	11,479.0	4,655.0	427.0	9.0	41,169.05
Rescue (1976)	13,468.57	4,599.0	528.89	201.51	---	10,511
Cool/Pilot Hill (1982)	25,607.0	6,207.0	3,582.0	699.0	8.3	36,489
El Dorado Hills/ Salmon Falls (1983)	5,635.0	3,694.0	3,946.0	8,740.0	544.0	188,456
Shingle Springs (1977)	8,935.0	4,867.0	627.27	35.28	36.33	9,931.2
Pollock Pines (1983)						
Placerville Periphery (1983)	4,107.08	1,908.0	1,894.0	495.0	20.33	15,597
Camino/ Fruitridge (1984)	17,779.0	1,035.0	2,450.0	428.0	36.0	17,216
Somerset/ Fairplay/ Mt. Aukum (1982)	43,873.0	17,633.0	280.0	376.0	89.97	54,399
Barnett Ranch	1,520.0	615.0	420.0	---	---	2,217
American Flat (1975)	---	39.5	---	---	---	
Diamond Springs/ El Dorado (1979)		4,392.0	2,674.0	1,992.0	363.0	56,067
Garden Valley (1979)	10,197.0	1,219.0	875.31	---	---	5,555
Georgetown (1979)	9,375	2,860	1,123.0	---	5,674.0	12,257
Kelsey (1979)						

public and private utilities, real estate persons, and, ultimately, the consumer. The delivery of housing is based on the incentive from the developer in response to three significant economic factors - the supply and demand, the money market (the cost of money) and ultimately, the return of the investment.

Supply and Demand: Demand usually determines the kind of housing that is produced. The greatest demand is for single-family detached homes for small households in the middle and upper income range; and consequently, to maximize their economic return, builders will usually respond to this demand. Unfortunately, there is little incentive for the builder to produce low cost housing since the risk is higher and the profit margin often lower.

Demand also results in construction of residences with special features which contribute to the overall price of the house. These special features include air conditioning, two-car garages, fireplaces, built-in appliances, etc.

Demand may affect price in yet another manner. While the population of El Dorado County has grown significantly in the past few years, the average household size has decreased, creating a substantial demand in the housing market. An increase in demand of any commodity contributes to an increase in price. In addition, more households consist of two working members which increases the overall household income and may contribute to the "bidding up" of the price of housing.

The Cost of Money: Financing costs have had a significant impact on the price of housing. The cost of money has not only risen for the consumer, but for the developer and builder as well, who are finding it difficult to finance a reasonably priced residential development.

One explanation for the high cost of money is the decrease of money available to the savings and loan institutions. Possible reasons for the decrease in money include limitations in federal money programs, a decline in individual savings accounts, and the present economic recession.

The lack of available money has created a premium on acquiring the money that is available, increasing interest rates as high as 18 percent. Many of the local lenders questioned indicated they have not curtailed purchase or construction loans at this time. Money has been available to those willing or able to pay going market rates. Very few of the lending agencies questioned are, however, providing home improvement loans.

As the cost of housing has increased, many people who would have been able to enter the home purchasing market have not earned enough to qualify for the mortgage money at the excessive interest rates. This has created a "pent up demand" which will undoubtedly impact the housing market when financing rates ultimately decline and these families rush into the buying market.

Recent federal incentives have stimulated interest in individual savings accounts and it appears that a lowering of interest rates may be gradually occurring.

Economic Return: The builders or developers who supply the available housing do so because of the expected economic return on their investment. Rising costs to the developer also contribute to the rising cost of housing. The cost of land, site preparation, materials, labor and government regulations are some of the variable costs that developers face.

Land costs are probably affected most by speculation as well as the reduction in supply, often caused by local land use or growth management policies. A telephone survey or realtors in various areas in the County showed general consistency in the price of homes and vacant land. Within a range of vacant land prices documented below, the higher end of the price range reflects properties within the general urbanized areas, particularly the Highway 50 Corridor. The lower end of the price range generally reflects properties within the more rural and remote areas of the County.

a) Lots less than 1 acre:
total price of $20,000

b) 1 acre lots:
total price of $20,000-$30,000

c) 2 to 5 acre lots:
total price of $30,000-$40,000

d) 5 acre parcels:
total price of $40,000-$45,000

e) Greater than 5 acre parcels:
total price of $45,000 +

Besides locational differences, all price ranges are also largely dependent upon available services, topography, zoning, land use capabilities and opportunities for further subdivision.

The costs associated with site preparation can have a significant impact on the sale price of a lot or parcel. All land subdivisions (creating 5 or more parcels) and parcel splits (creating 4 or less parcels) may only be created under the County Major or Minor Land Division Ordinances. As a result of ordinance standards and regulations, ultimate development costs can vary greatly depending on necessary road improvements, sewer and/or water line extensions, surveying fees, impact mitigation fees, and other variables. These will be discussed under Governmental Constraints.

As a whole, major subdivision development costs for a rural subdivision (2 acre parcels or larger, gravel roads, water distribution system, etc.) can range from $12,000-$18,000 per parcel. Standard subdivisions (1 acre losts or smaller, paved road, sewer and water systems, etc.) will probably be within the same range because although the required site improvements are more extensive, there are a greater number of smaller sized lots to defray the expenses required. It should be noted that the cost of figures noted previously generally reflect average development costs; however, these can vary significantly due to the physical characteristics of the property.

Once the improvements are constructed, additional fees are charged to connect each lot to the available utilities. Common water meter installations for a single-family residence range from slightly over $1,000 to $2,015. Sewer hook-up fees, where required, range from $1,350 to $2,800, depending on site location. Within the Tahoe Basin, the South Lake Tahoe Public Utility District charges hook-up fees of $4,000 per single-family residence. Electrical service is another utility which can add costs to residential construction. For all electrical service. Beyond the free footage allowance, a fee of $2.05 per linear foot is charged.

Materials and labor costs will affect the price of the house. According to the September-October 1981 issue of Building Standards magazine, the following building valuation data represents the average costs for construction as:

Type V masonry "good" construction -	56.30/sq.ft.
Type V masonry "average" construction-	41.80/sq.ft.
Type V wood frame "good" construction-	52.60/sq.ft.
Type V wood frame "average" construction-	38.20/sq.ft.

Governmental constraints most often cited as causes toward the rising costs are land use controls such as density and development standards, the increasing level of required improvements for subdivisions, the lengthy permit process and service impact fees. This section will briefly examine these issues.

Local Land Use Controls: The land use maps and the community area plans designate substantially more land for residential use than the existing zoning permits. Land use regulations, however, currently do not constrain the availability of high density residential land for the construction of housing. Adequate land for multi-family and high density residential development has been allotted under multi-family and high density residential land use designations. Table III-W2 illustrates the number of acres within each land use designation by area plan. In addition, the Table also illustrates the maximum number of units to build-out for each area plan.

The following densities are allowed by land use designation:

Rural-Residential Agricultural: One dwelling per 10-160 acres. This designation is most often applied

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TABLE III-W-2
NUMBER OF UNITS FOR TOTAL BUILD-OUT
BY LAND USE DESIGNATION AND AREA PLAN

Area Plan	# of Rural Res./ Ag. (10-160)	# of Low Density Res. (1/5-10)	# of Med. Density Res. (1/1-5)	# of High Density Res. (3-5/acre)	Multi-Family (1-20/ac.)	Total Units
Cameron Park (1981)	---	376	60	9,405	6,800	16,641
Latrobe (1981)	3,494	42	189	---	---	3,725
Lotus/Coloma (1981)	752	547	25	---	---	1,324
Pleasant Valley (1978)	2,285	2,295	4,655	2,135	1,800	13,170
Rescue (1976)	1,346	919	528	1,005	---	3,798
Cool/Pilot Hill (1982)	2,560	1,241	3,582	3,495	1,660	12,538
El Dorado Hills/ Salmon Falls (1983)	563	738	3,946	43,700	10,880	59,827
Shingle Springs (1977)	893	973	627	175	720	3,388
Pollock Pines (1983)	1,045	183	1,284	------ 2,620 -------		5,132
Placerville Periphery (1982)	410	381	1,894	2,475	400	5,560
Camino/ Fruitridge (1984)	1,777	207	2,450	2,140	720	7,294
Somerset/ Fairplay/ Mt. Aukum (1982)	4,387	3,026	280	1,880	1,780	11,853
Barnett Ranch	152	123	420	---	---	695
American Flat (1975)	---	7.9	---	---	---	7.9
Diamond Springs/ El Dorado	---	878	2,674	9,960	7,260	20,772
Garden Valley	1,019	243	875	---	---	2,137
Georgetown	937	572	1,123	---	500	3,132
Kelsey	702	119	---	---	---	821
American River Canyon	212	49	81.9	1,600	344	2,286
Finnon						
Gold Hill						
Greenstone (1984 proposed)	98	819	562	---	866	2,345
Volcanoville						
Greenwood	451	272	387	---	---	1,561
TOTAL	23,083	14,511	25,642	80,590	95,040	

in the very rural areas or on lands that are designated as potential and existing agricultural lands.

Single-Family Residential - Low Density: One dwelling unit per five-acre miniumum. This designation is a low density designation related to the RE-5 or Residential Estate, Five-Acre Minimum, zoning designation. The designation is found most frequently in the rural areas where the topography and availability of services make higher densities impossible; for example, in the South County area and the Pleasant Valley area.

Single-Family Residential - Medium Density: One dwelling unit per acre one-acre minimum. The County does not have an abundance of medium density lands. These areas are centered in the Greenstone, El Dorado/Diamond Springs, Placerville, and Shingle Springs area plans.

Single-Family Residential - High Density: Five dwelling units maximum per acre. High density residential use designations are most prevalent in the Cameron Park and El Dorado Hills area. Currently, most of the subdivision activity in the County is occurring in those areas.

Multi-Family Residential (Twenty dwelling units/acre): While the County codes allow for a maximum of 20 dwelling units per acre, the topography of the area and the availability of services do not support, in most cases, greater than 14 units per acre. El Dorado/ Diamond Springs, Cameron Park, and El Dorado Hills provide for the greatest number of multi-family units.

Currently, a potential for the construction of 95,040 multi-family units exist in the County, 1.5% of which have been developed. Development trends indicate that most of the multi-family development is occurring in the Cameron Park and El Dorado/Diamond Springs area. These areas, plus the El Dorado Hills/ Salmon Falls area, provide the greatest number of acres for multi-family use, 340 acres, 544 acres, and 363 acres, respectively. Roughly 79% of all land designated as multi-family lie within these plan areas.

Multi-family units are allowed in two multi-family zones, as well as the commercial land use zones. El Dorado County does not have an ordinance that specifically relates to the provision of sites for

rental housing. However, most units constructed within a multi-family zone become rentals. Under the Subdivision Map Act, a developer must submit a subdivision map prior to actually dividing the land, this includes multi-family units that will be sold rather than rented. At this time, the County is not experiencing any significant trend in condominium conversion.

Usually, 80% of these costs are for materials and 20% for labor. The builder's profit, which is included in the figures above, may range from 10% to 12% of the costs for a normal tract home, to as high as 20% for a luxury custom home.

Confronted with rising costs in an expensive market, the construction industry should examine alternatives available, including construction of smaller homes on smaller lots with fewer amenities. It should be pointed out that builders respond to the demand of the buyers and the goal may be to encourage the buyer to accept homes with fewer frills.

2) Governmental Constraints

Governmental constraints take several forms directed at protecting the overall public health, safety and welfare. While local government can have little impact on market-oriented constraints and obstacles such as cost of materials and labor as well as consumer preferences, it can create ordinances or codes which may affect processing procedures and ultimately project design.

Increasing Level of Required Improvements or Services: To protect the public health, safety and welfare, improvements are obtained through subdivision requirements. Under the Minor Land Division Ordinance, no parcels may be created that are less than 4.5 acres unless public sewer or water is available. Minor road improvements are required for larger, higher density subdivisions. In major subdivisions, the Public Utilities Commission and County ordinance require the undergrounding of utilities when lots are 3 acres or less.

Due to the rapid growth rate in El Dorado County (average growth rate is about 8% per year) many school and fire districts have become overburdened or overcrowded. All new land subdivisions must now

mitigate any negative impacts caused by their development on the local public service, particularly County roads, fire departments and public schools. Such impacts are mitigated by fees paid to that particular impacted service district. In addition, the approval of Proposition 13 in 1978 indiated that the general taxpayers of California do not wish to subsidize new development and that it must pay its own way.

Five school districts out of 14 in the County have been considered impacted and are collecting mitigation fees for all new parcels or lots created within their districts. These fees range from $450 to $1,301 per parcel.

Ten fire districts out of 16 in the County have also been considered impacted and are collecting between $156 and $1,560 per additional parcel created depending on the use.

The County also has adopted an ordinance requiring a mitigation fee for the improvement of County roads. The developers must pay $600 per new parcel for rural subdivisions and parcel maps (in Cameron Park, fees may differ).

To generate additional sources of revenue to provide for the increased student load, many school districts have imposed a mitigation fee based on each bedroom of a new residential building, which is collected at the building permit stage. This mitigation fee schedule is contained in Appendix C.

It should be noted that El Dorado County faces an uncommon dichotomy associated with growth and the level of improvements required. Many of the new residents are leaving urbanized areas seeking a more rural lifestyle. Unfortunately, these residents also desire the physical amenities enjoyed in the urban areas they left; i.e., paved roads, adequate public services, etc. Providing these urban services on a rural scale becomes much more expensive due to the size and scope of the work required.

All of these improvements or mitigation fees required by state and local laws add financial constraints to developers who usually pass these costs on to the consumer.

Inflexibility of Local Codes: Standardized residential development responding to specific setback or dwelling orientation requirements of a zoning ordinance may contribute to the increased costs of housing. In response to this, the County adopted a planned development zoning ordinance in 1979. The basic intent of this ordinance is to allow flexibility of residential development which may reduce the development costs. It allows variances to the typical size, height and bulk requirements of convential dwellings as well as a combination of different land uses which compliment each other but which may not, in all respects, conform to the existing zoning regulations. In addition, it encourages a more efficient use of land and public/private services.

The planned development ordinance also allows use of density-transfer techniques such as clustering of units or lots in the most usable portions of the property, leaving the environmentally sensitive or topographically hazardous lands in open space. In addition, the County General Plan encourages planned developments by allowing a density bonus if a portion of the units constructed are for low and moderate income households as defined by the State, or when development rights are waived on the remaining open space.

Lengthy Permit Approval Process: Another governmental constraint often cited as increasing housing costs is the local permit review and approval process. Minor Land Division applications (parcel maps) require between 45-50 days to process through the affected agencies for review, complete the environmental documentation as required by state law, and receive final action on the tentative parcel map. Major Land Divisions (rural and standard subdivisions) are a three map process and can take between 3 to 6 months or more to receive tentative approval. This time can take longer if a rezoning and/or general plan amendment application is involved. In an attempt to reduce permit processing time to a minimum, separate applications involving one project are processed concurrently whenever possible.

Building permit plan check presently requires from two to three weeks to process. The Planning and Environmental Health Divisions basically review and sign-off permits on demand at the public counter allowing the contractor to "walk-through" the process. The Building Division then retains the permit with the plan for the final structural review.

Capacity of Local Infrastructure: The capacity of the local infrastructure of services and facilities is a major barrier to unlimited residential growth in the County. There is limited public water and sewer service in certain areas of the County, particularly the City of South Lake Tahoe and Placerville, and other urbanized areas. These facilities are serviced by the South Lake Tahoe Public Utilities District (STPUD), El Dorado Irrigation District (EID), and the Georgetown Divide Public Utilities District (GDPUD). The service boundaries for these districts are shown in Figure 6. A detailed analysis of the service capabilities of these districts is available in Appendix 5 of the County Long Range Land Use Plan.

Rapid growth on the West Slope of the County is outpacing the ability to expand these facilities. In the past, this has resulted in serious service problems and the imposition of sewer and/or water moratoriums in different areas of the County.

The long-term availability of water service for most of the West Slope is dependent upon a major project presently in the design and environmental review stage. This SOFAR project, if approved and constructed will provide a long-range solution to meeting the water demands of the County; however, it will not be "one line" for many years.

Sewer service will continue to be a serious limitation as well. All the existing sewage treatment plants are presently at or near capacity. Recent grants provided from the Environmental Protection Agency and the State Water Quality Control Board have largely been used to "catch up" with existing demand or correct deficiencies leaving little surplus service available.

It is apparent that providing for new development to accommodate the increasing population is very expensive. As state and local tax revenues from the existing County residents diminish, the future, incoming residents may be forced to fund the expansion of services and facilities which they demand. This "user-pay" theory will undoubtedly have a negative impact on housing costs for future residents. To make the most efficient use of these expanded services, the average home buyer must be willing to accept such cost-effective solutions as smaller, more efficient houses with fewer luxuries on smaller lots.

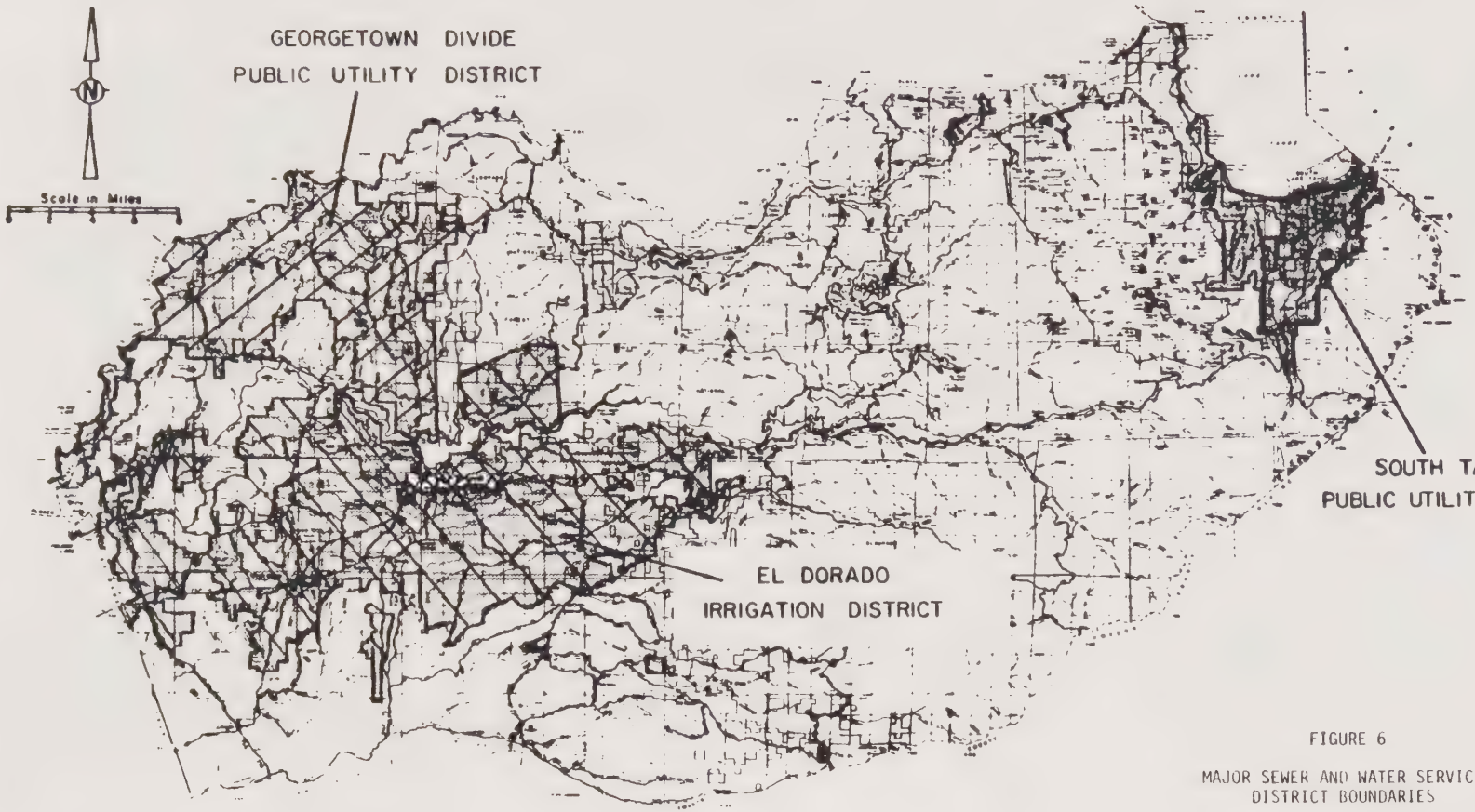


FIGURE 6

MAJOR SEWER AND WATER SERVICE
DISTRICT BOUNDARIES

The goal of local government should be to assist the developer or builder in providing these opportunities while protecting the public welfare.

Local Utilization of Housing Assistance Programs: Presently, there is no local Public Housing Authority (PHA) organization in El Dorado County. The California Department of Housing and Community Development serves as the County's PHA in implementing existing federal and state funding assistance programs mentioned in this Element. Due to the program criteria and difficulty in overall program acceptance, the majority of aid has gone to residents of the City of Placerville and South Lake Tahoe.

In November 1980, El Dorado County Community Action Council, approved by the Board of Supervisors, began administering a California HCD Section 8 Housing Renter's Assistance Program. This program provides rental assistance to households throughout the County.

In February 1981, the Community Action Council Housing Assistance Program hired a full-time Housing Specialist with funding from a State of California Home Management Training Grant (HMT). The HMT grant allows the Housing Assistance Program to seek Farmer's Home Administration Section 502 low interest home mortgage loans and Section 504 rehabilitation loans. These programs have only been marginally successful (assisting two households) largely due to the high prices of existing homes and a lack of affordable vacant parcels of one acre or less on publicly maintained roads.

In November 1981, the County's Housing Assistance Program added a Housing Rehabilitation Specialist position and began administering the City of Placerville's Community Development Block Grant (CDBG) for residential rehabilitation. The City ultimately expects this grant to assist in the rehabilitation of 30 dwelling units within the specified target area.

Article 34 Referendum: Currently, voter approval is required for all low rent housing projects developed, constructed or acquired in any manner by any State public body under Article 34 of the State Constitution. Although locally no such projects requiring a referendum vote have been initiated, this requirement could conceivably constrain the development of conventional public housing. El Dorado County residents have historically shown little interest in public subsidized housing.

G. Energy Conservation

The cost of energy throughout the nation is increasing at an alarming rate. As private and public utility rates increase, many consumers are finding their monthly utility bills becoming a major household expense. The energy required for space heating, air conditioning and hot water can account for as much as 60-75% of the total residential energy used. Residential structures which are energy efficient can ultimately provide more usable income by reducing monthly utility bills.

The easiest way to provide for energy efficient structures is to achieve desirable energy standards when the structure is initially built. The Uniform Building Code has recently been revised by the State Legislature to assure energy efficiency through the use of techniques including weather stripping, thermo-pane windows, increased wall and ceiling insulation and the encouragement of solar collector systems and energy efficient appliances. These requirements obviously will impact the cost of housing but will pay for themselves through energy savings, probably in a fairly short time, depending on the extent of construction features.

A reduction of energy use in existing structures is more difficult but can be accomplished with some alterations. These can range from weather stripping windows and doors or addition of attic insulation, to a complete retrofit including solar collectors and other energy saving devices. A recent study demonstrated that for an existing, uninsulated house in Oakland, California, the addition of R-19 ceiling insulation and R-11 wall insulation and storm windows reduced the annual furnace output by 82%.*

El Dorado County participates in the Department of Energy's Weatherization Program, implemented through the State of California. The program provides up to $500 for the purchase of materials intended to improve the insulating abilities of a structure covering such things as insulation, caulking, weather stripping, etc. In addition, a number of wood burning stoves have been purchased for a few participants. This program is available only to those families within the lower income groups. However, since its inception six years ago, 402 dwellings have had some type of weatherization improvement work done.

*P. Craig, Dd. Goldstein, A. Lichtenberg and A. Rosenfeld, Saving Half of California's Energy and Peak Power in Buildings and Appliances, (LBL-6865 May 1978) Tables 3 and 4.

Another option to promote energy conservation is found at the planning stages of development. The California Subdivision Map Act requires the design of new subdivisions to consider and provide for future passive or natural heating and cooling opportunities within the subdivision. This type of site planning for solar access may include street designs which create lots which assure a solar orientation. Open Space and vegetation may also be planned to prevent shading of any ultimate collectors. Solar consideration at the planning and design stages will usually have little, if any, effect on the ultimate development costs.

Although some builders are offering passive solar home plans, only one local builder, Roy Carter, Inc., is presently offering an active solar collector system as an option on new residences. The system includes a solar collector for hot water as well as space heating as this hot water is circulated through radiant coils in the slab foundation of the residence.

PART IV

HOUSING CHARACTERISTICS OF THE TAHOE BASIN

PART IV

HOUSING CHARACTERISTICS OF THE TAHOE BASIN

A. Introduction

Although the Housing Element is intended to apply to the County as a whole, unique physical and social characteristics inherent to the Lake Tahoe Basin create many special housing conditions. The purpose of this analysis, therefore, is to provide an overview of those characteristics, identifying the special needs of the area and the constraints that exist to meeting those needs. Because most of the area's population reside and work within the city limits of South Lake Tahoe, many of the housing issues identified with the city can be expanded to reflect the unincorporated areas of the East Slope of the County.

B. Background

Lake Tahoe is recognized as one of the world's clearest and most beautiful alpine lakes. Historical development pressures reached a point in the late 1960's that the degradation of the environment became a national concern. In an effort to reverse this degradation, two states and the Federal Government became involved in the planning process through the creation of a bi-state regional planning agency, which unsuccessfully wrestled with these programs for over a decade. In 1980, Congress, recognizing the public interest in protecting, preserving and enhancing the unique environmental attributes of the Basin, revised the bi-state Tahoe Regional Planning Agency (TRPA). TRPA was established to enhance the efficiency and governmental effectiveness of planning within the region. The Agency was mandated the power to establish environmental threshold carrying capacities and to adopt and enforce a regional plan to guide future growth of the Tahoe Basin.

To date, a regional land use plan has not been adopted. TRPA staff anticipate that the plan will be adopted by July 1984.

C. Housing and the Regional Land Use Plan

While the compact does not specifically mandate a regional housing provision to be included within the plan, the states of Nevada and California require housing to be addressed as part of the General Plan. TRPA, therefore, felt it was important to briefly address regional housing issues within

the Plan, leaving the specific implementation with the local governments. Adequate implementation of the plan depends on the cooperation of all jurisdictions within the Basin.

Four policies for promoting the provision of affordable housing opportunities in suitable locations have been proposed by TRPA. These are:

1) Special incentives, such as density and land coverage bonuses, will be given to promote affordable or government assisted housing for lower-income households and very low-income households.

2) Local governments are encouraged to assume their "fair share" of the responsibility of providing low and low-income housing.

3) Facilities shall be designed and occupied in accordance with local, state and federal standards for the assistance of households with low and very low incomes.

4) Affordable or government assisted housing for lower income households should be located in close proximity to employment centers, government services, and transit facilities. Such housing must be compatible with the scale and density of the surrounding neighborhood.

These policies have been incorporated into the Housing Program, Part III of the Housing Element.

D. Existing and Projected Housing Needs

As a major summer and winter recreation resort, the Lake Tahoe region experiences many housing problems associated with high seasonal migration. For example, roughly 21.7% of the population in 1980 was employed in the gaming industry. Wages associated with this group are generally lower, with the pay scale reflecting the minimum wage. Coupled with the artificially high price of year-round rental units, these factors compound to develop problems of overpayment, overcrowding and the delapidation of units. A summary of the existing housing needs as defined within the 1980 Census and historical documents is included in Table IV-A.

TABLE IV-A

SUMMARY OF EXISTING HOUSING NEEDS
LAKE TAHOE BASIN - EL DORADO COUNTY

	City of South Lake Tahoe	304.02	305.01	305.02	305.03	West Slope	TOTAL County
Population	20,681	76	3,545	2,240	929	58,341	85,812
Median Household Income	$15,010	$19,474	$21,173	$21,338	$18,681	$18,834	$17,513
Renter/Owner occupied	1,814/302	No data available	63/76	76/76	26/33	5,841/4,163	3,267/1,800
Overpayment %	89.9/78.6		100/89.4	100/88.3	78.7/71.7	75.7/58.6	85.2/68.8
Groups with special housing needs - % of population							
Disabled	.71	-0-	.5	-0-	-0-	1.6	1.3
Elderly	6.2	2.6	4.2	1.6	4.4	11.9	9.9
Poverty status or below	5.6/2.0	No data available	.52/.22	6.5/3.9	.78/5.8	2.8/3.9	
Seasonal workers	21% employed in gaming						246
Families with single female heads of household	17.3	4.0	8.3	8.1	7.6	7.1	9.3
Overcrowding	4.5	-0-	2.4	2.3	3.3	3.4	3.6
Housing condition							
Rentals	41.3	-0-	11.9	15.9	7.8	16.7	33.5
Seasonal	12.1	11.1	13.2	43.2	66.1	6.2	12.1
Lacks plumbing for exclusive use	.7	-0-	.2	.14	.17	1.2	.9

* 1980 Census of Population

1) Overpayment

Between 75-100% of Basin renter households and 70-80% owner households were experiencing problems of overpayment in 1980. The Lake Tahoe Basin experiences a 20% greater incidence of overpayment than the West Slope of the County. Scarce year-round rental units, the abnormal inflation of rental prices caused by transit demand, and high fuel costs compound this problem.

2) Overcrowding

Overcrowding may occur voluntarily; however, it more often occurs when households cannot find adequate housing at prices it can afford. Overcrowding is also closely related to the condition of the structure since it subjects housing units to more intensive uses, which, in turn, leads to premature deterioration.

Consequently, overcrowding is a symptom of an inadequate supply, as well as a contributory cause of substandard housing.

Household size figures from the TRTS Study of 1974 indicate that the size of families at the south shore is near 3 per household. According to the 1980 Census, about 5% of all occupied units were experiencing overcrowding (more than 1.01 persons per room) to some degree.

3) Condominium Conversions

In many localities, the conversion of rented units to condominium units offered for sales creates many problems. One problem involves displacement, which primarily affects lower income, disabled or elderly households. These groups are often less mobile and have extreme difficulty finding adequate rental housing elsewhere if they are either unable or unwilling to purchase condominium units. The potential for problems increase in conjunction with the trend toward decreasing building starts in apartment construction, as identified previously. On the other hand, as the price for single family residences continues to climb, lower priced condominium units become one of the few alternatives to the low and moderate income households or first-time home buyers.

Presently, El Dorado County, as a whole, is not experiencing any significant trends toward condominium conversions. Based upon inquiries, there appears to be a substantial interest in conversion within the Lake Tahoe Basin; however, an existing moratorium on all new subdivisions by the regional agencies has prohibited these potential conversions. Recent amendments to the CTRPA regulations will allow certain conversions where there is no increase to the amount of land coverage from the existing structure. In addition, the City of South Lake Tahoe presently prohibits all condominium conversions within the City due to its impact on the available rental market.

4) Other Groups with Special Needs

Housing problems in the Tahoe Basin specifically affect certain low income household types, especially since they generally cannot compete with the more affluent households. Families in this situation include:

a) The elderly;

b) Low wage casino employees;

c) Low wage service employees;

d) Welfare recipients; and

e) The unemployed.

The aged, living on fixed incomes, experience the cruelist problem of all - inflation. Many elderly households, without any ability to increase their income levels, and/or without a substantial retirement income, face increased overpayment problems, as well as the inability to compete for standard housing.

Low wage casino and service employees are probably the most visible group experiencing housing problems by virtue of their low incomes and lifestyle. For years the California side of the south shore provided housing for casino employees; however, this situation has been changing with the expansion of the casinos in the past few years. This situation has increased the burden on the Nevada counties to bear their fair share of housing for the employees which the gaming industry produces. (For further information, see the Gaming Impact Study, TRPA.)

The unemployed, welfare recipients and female heads of household also experience problems in the Tahoe area. Because of their income level, they are and will continue to be hard pressed to find decent and affordable shelter. Approximately 48% of the households in the County are headed by females with children under 18 and reside in the Tahoe Basin. (U.S. Census of Population)

5) Unsuitable for Habitation

At the same time the need for adequate housing is on the increase, the South Tahoe Basin is beginning to experience an overall decline in the condition of its existing housing stock. A large number of units are more than 15 years old, the age when structures begin to develop problems which, if not corrected, can lead to further deterioration. In addition, many housing units were built originally as summer cabins and are often substandard for year-round habitation.

Based upon the most recent Housing Survey (1971), the Tahoe Basin had nearly 747 single family units which could be classified as deteriorating; also 185 units were reviewed as being dilapidated and in need of reconstruction. The significant fact is that about 89% of these units are located on the south shore within El Dorado County, particularly the City of South Lake Tahoe.

The problem of housing conditions is accentuated by the concentration of these units within certain communities at the south shore. Field investigations suggest that these communities are the Sierra tract area, the Stateline area and Al Tahoe area.

Constraints to Meeting the Housing Needs: Housing unit construction in the South Tahoe Basin is primarily dictated by the adoption of a Regional Land Use Plan by the TRPA. Under the new plan, a development priority system will be used to determine the phasing of new development within the Tahoe Basin. Proposals for new single-family residential units will be reviewed by the Agency on a case-by-case basis using specific criteria that will be developed by the Agency. The intent of the plan is to keep new development from locating on the environmentally sensitive lands within the Basin. According to TRPA, the Lake Tahoe Basin is 70% built out. Since August 1983, a moratorium on building has been in effect.

E. Summary

The housing problems that exist within the Basin are not easily rectified. The limited land available for residential development, infrastructure constraints and public sector regulation compound the existing problems of overpayment, overcrowding and unit deterioration. The key to finding a solution to the housing problems in Tahoe is redevelopment and the redirection of existing uses. Currently the City of South Lake Tahoe is proposing the redevelopment of several sections of the city. Clearly this is a step in the right direction. The County will continue to support the City of South Lake Tahoe and work with TRPA to achieve the goals identified in the Housing subelement of the Regional Land Use Plan.

PART V

APPENDIX

PART V

APPENDIX A

Housing Advisory Commission

Roy Carter, Contractor
represents Residential Building Industry

Tom Meuser, Manager
represents Savings & Loan Industry

Dorothy Brandalise, Realtor
represents Real Estate Industry

Ward Nicolls,
represents Public at Large

Bill Center,
represents Environmental Planning and Information Council, Inc. (EPIC)

Sam Gillion, Planner
represents the El Dorado County Planning Division

Dub Walker, Supervisor, District 3
represents the Board of Supervisors

Ron Festine, Director
represents the Area Agency on Aging

Doug Nowka,
represents El Dorado County Elderly Legal Aid

Conrad Montgomery, Director
represents City of Placerville, Planning Department

Judy Christensen,
represents Housing Assistance Community Programs Dept.

Andrew Schmidt, Developer
represents El Dorado County Community Action Council, Inc.

Iris Shelly Malsman, Realtor

Rick Heitkemper,
represents City of South Lake Tahoe

Tom Bullock, Chief
represents El Dorado County Building Division

Vern Sayles, Realtor
represents Board of Realtors

SIERRA PLANNING ORGANIZATION
A JPA CONSISTING OF THE COUNTIES OF
EL DORADO, NEVADA & PLACER

SIERRA ECONOMIC DEVELOPMENT DISTRICT
A MODEL DISTRICT FOR CALIFORNIA

DRAFT

REGIONAL HOUSING ALLOCATION PLAN FOR SIERRA PLANNING ORGANIZATION

Prepared By

Bradford S. Kortick

December, 1983



Court View Plaza
1230 High Street, Suite 210 • Auburn, California 95603
(916) 823-4703

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Introduction

In 1980 Assembly Bill 2853 (Government Code Section 65584) was passed by the legislature. One of the mandates of the bill is a requirement of councils of government (COG's) to prepare reqional housing allocation plans. This plan is intended to meet this requirement. The previous 1982 Sierra Planning Organization (SPO) Regional Housing Allocation Plan made housing needs projections through 1986. This Plan will cover a period through 1990.

The Sierra Planning Organization jurisdiction covers a four county area including portions of Placer and El Dorado Counties, Sierra and Nevada Counties and the cities of Nevada City, Grass Valley, Loyalton, Placerville, Auburn and Colfax. The western three cities of Placer County are members of the Sacramento Regional Council of Governments and the Tahoe Basin is covered by Tahoe Regional Planning Agency.

The housing allocations are prepared for areas called "housing market areas". In some cases, a single jurisdiction is treated as a housing market area in this plan; in other cases, several jurisdictions are grouped together to form a "general housing market area" (GHMA). The State Department of Housing and Community Development defines a GHMA as an area which shows significant economic interrelationship and high commute levels between jurisdictions. Within the SPO area, two GHMAs are designated in this plan:

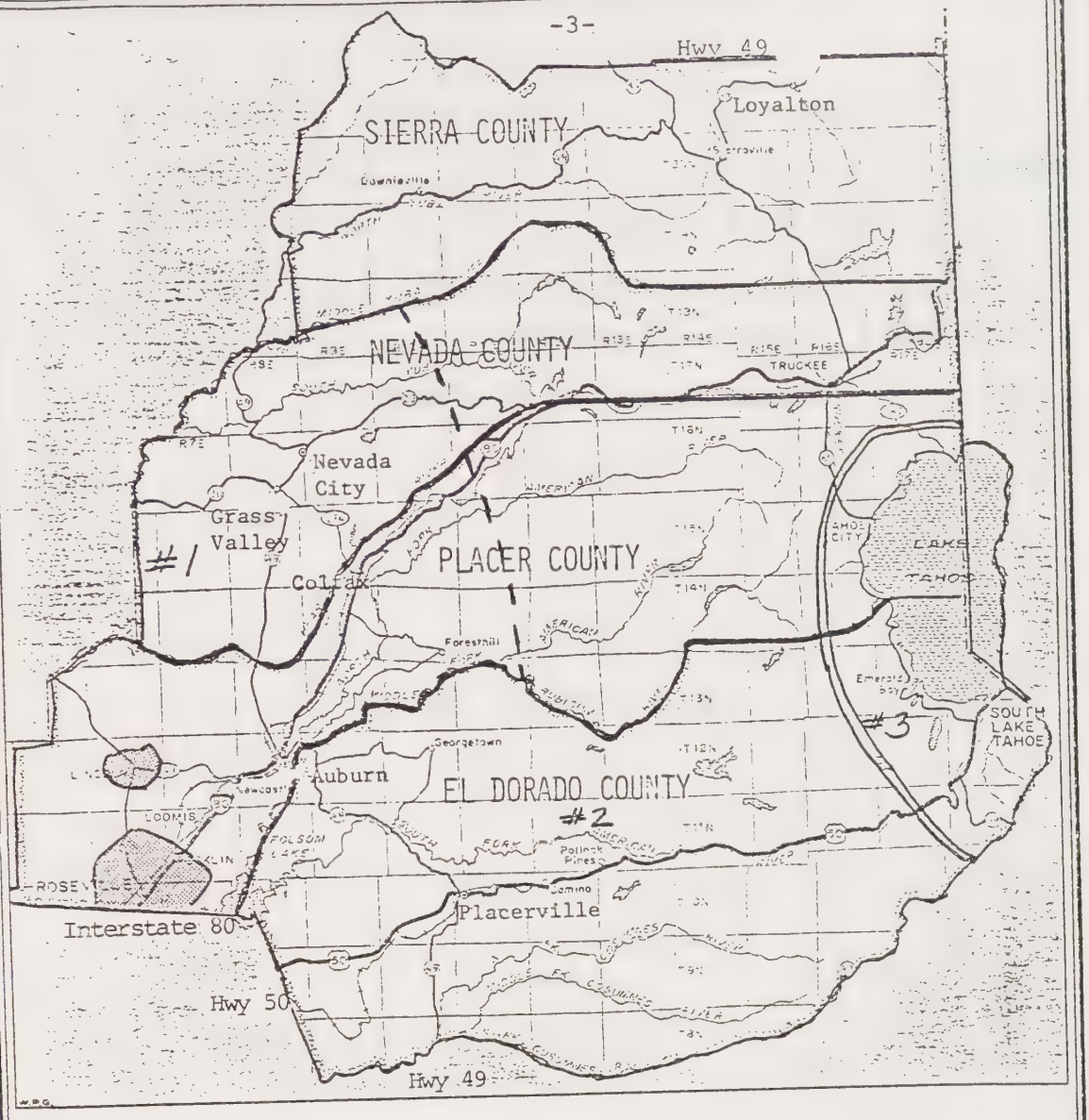
1. Western Placer County and Nevada County (called the Western Placer/Nevada GHMA)
2. Western El Dorado County (called Western El Dorado GHMA)

The Western Placer/Nevada GHMA consists of the western portion of Placer County indicated on the following map and Census Tracts 1-10 in Nevada County. The Western El Dorado GHMA consists of the west slope of the county corresponding to Census Tracts 306-315.

In all the remaining areas, each housing market area consists of a single jurisdiction. These are the following:

1. Sierra County Unincorporated.
2. The City of Loyalton.
3. Eastern El Dorado County (the unincorporated eastern slope of the county corresponding to Census Tracts 301-305 in the Lake Tahoe Basin.
4. Eastern Placer County (the unincorporated area east of the City of Colfax as indicated on the enclosed map).

The Tahoe Basin portions of El Dorado and Placer Counties and the cities of Roseville, Lincoln and Rocklin are not covered in this plan other than to indicate county totals. Sacramento Area Council of Governments (SACOG) and Tahoe Regional Planning Agency (TRPA) will be responsible for the allocations of housing for the two areas.



Sierra Planning Organization - Four County Region

1. Western Placer/Nevada General Housing Market. Area (Excluding Roseville, Lincoln and Rocklin which are in SACOG).
2. Western El Dorado General Housing Market.
3. Lake Tahoe Basin - Covered By Tahoe Regional Planning Agency.



SCALE
0 5 10 15 20 MILES
0 5 10 15 20 25 30 KILOMETERS

PREPARED BY THE SIERRA PLANNING ORGANIZATION/SIERRA ECONOMIC DEVELOPMENT DISTRICT

Purpose

According to the legislation the purpose of the regional housing plan is to determine housing needs of persons at all income levels. These number of housing units are intended to be goals or targets for the jurisdiction.

Preparation of this plan was based on 1980 Census data and projections which provide reliable results. However, the distribution of housing units is difficult at best to project. In addition the State guidelines for regional housing allocation planning are loosely defined. However, the intent of this plan is to provide a set of housing targets for member jurisdictions. With this major goal in mind, the following assumptions were considered in preparing this Plan.

Assumptions

The following set of assumptions underlie this Plan and its rural context.

1. The levels of household growth and construction need contained in this plan may be considered as minimum growth needs. Nothing in this plan should be taken to mean that a local government may not plan for more households than shown in the plan. Due to the rural nature of most of the foothill counties, the services required to provide urban housing densities are not readily available. Also much of the long-range planning performed in the SPO region is based on a premise that growth should be directed to incorporated cities where suitable infrastructure is available.

2. It is assumed that the economic characteristics of each housing market area will not change significantly during the planning period. Consequently, it is assumed that the income group characteristics of each housing market area will be the same in 1990 as in 1983.

3. No growth control measures are in effect within the SPO boundaries. As stated, infrastructure limitations are normally the limiting factor in providing housing.

4. Neighborhood resistance to growth in established neighborhoods very often precludes housing projects in a lower price range from succeeding. This phenomenon is exaggerated in the foothills where many individuals assumed the population will remain at rural levels.

5. Under this Plan, geography is assumed to remain constant. The cities are not anticipated to annex additional lands. This Plan also does not anticipate incorporation of new cities such as Loomis or El Dorado Hills.

6. Anticipated employment increase in areas such as South Placer and Grass Valley are included in population projections.

7. The trend towards decreasing household sizes should continue through the time frame of this Plan.

8. The private sector will provide most additional housing. Our system of government has limitations on the amount of control that can or should be made to construct homes for various income levels. As stated these figures are goals for the SPO jurisdictions to aim for in providing for housing needs.

Regional Housing Needs Allocation

The main objective of this Plan is to provide housing for all segments of the SPO jurisdiction. The figures provided will in turn be used by jurisdictions within SPO to address regional housing needs in the 1984 revision of their respective Housing Elements.

The following tables indicate the current breakdown of 1983 income groups into households, the 1990 allocations and the net change between the two.

The method utilized to arrive at these figures is contained in the appendix. Basically, income group percentages, based on city and county averages, were applied to straight line projections of households.

TABLE A

Sierra Planning Organization

1983 Households

	Very Low	Other Lower	Moderate	Above Moderate	Total
Placer County					
Auburn	1,143	572	773	874	3,362
Colfax	250	85	75	61	471
Unincorporated Housing Market Area	5,126	3,808	4,711	10,764	24,409
Balance of County	4,803	2,956	4,618	6,095	18,472
Total County	12,146	7,474	11,679	15,415	46,714
Nevada County					
Grass Valley	1,227	767	997	843	3,834
Nevada City	383	203	263	348	1,197
Unincorporated Housing Market Area	3,733	3,101	5,355	8,223	20,412
Balance of County	660	503	818	1,164	3,145
Total County	6,003	4,574	7,433	10,578	28,588
El Dorado County					
Unincorporated West Slope	4,522	2,878	4,727	8,427	20,554
Placerville	930	507	676	704	2,817
Balance of County	3,550	2,449	2,816	3,428	12,243
Total County	8,903	5,698	8,191	12,821	35,614
Sierra County					
Loyalton	78	91	70	173	413
Unincorporated	227	236	199	284	946
Total County	394	204	258	503	1,359

NOTE: Columns add horizonally but not vertically due to changes in income group breakdowns by jurisdiction.

TABLE B

Sierra Planning Organization

1990 Housing Allocation

	Very Low	Other Lower	Moderate	Above Moderate	Total
Placer County					
Auburn	1,220	674	912	1,161	3,967
Colfax	311	106	94	76	587
Unincorporated Housing Market Area	6,902	5,127	6,343	14,493	32,865
Balance of County	5,729	4,256	5,265	12,031	27,281
Total County	16,822	10,352	16,175	21,351	64,700
Nevada County					
Grass Valley	1,409	881	1,145	969	4,404
Nevada City	515	265	343	438	1,561
Unincorporated Housing Market Area	5,047	4,166	7,143	10,876	27,232
Balance of County	862	656	1,067	1,518	4,103
Total County	7,833	5,968	9,698	13,801	37,300
El Dorado County					
Unincorporated West Slope	7,508	4,778	7,849	13,991	34,125
Placerville	1,105	603	804	837	3,349
Balance of County	3,807	2,625	3,019	3,675	13,126
Total County	12,650	8,096	11,638	18,216	50,600
Sierra County					
Loyalton	79	92	71	175	417
Unincorporated	332	346	290	415	1,383
Total County	552	270	342	666	1,800

NOTE: Columns add horizonally but not vertically due to changes in income group breakdowns by jurisdiction.

TABLE C

Sierra Planning Organization

Net Change

1983 Households - 1990 Housing Allocation

	Very Low	Other Lower	Moderate	Above Moderate	Total
Placer County	77	102	139	287	605
Auburn	61	21	19	15	116
Colfax					
Unincorporated Housing	1,776	1,319	1,632	3,729	8,456
Market Area	926	1,300	647	5,936	8,809
Balance of County	4,676	2,878	4,496	5,936	17,986
Total County					
Nevada County	182	114	148	126	570
Grass Valley	132	62	80	90	364
Nevada City					
Unincorporated Housing	1,314	1,065	1,788	2,653	6,820
Market Area	202	153	249	354	958
Balance of County	1,830	1,394	2,265	3,223	8,712
Total County					
El Dorado County	2,986	1,900	3,122	5,564	13,572
Unincorporated West Slope	175	96	128	133	532
Placerville	257	176	203	247	883
Balance of County	3,747	2,398	3,447	5,395	14,987
Total County					
Sierra County	1	1	1	2	5
Loyalton	105	110	91	131	437
Unincorporated	106	111	92	133	441
Total County					

NOTE: Columns add horizonally but not vertically due to changes in income group breakdowns in jurisdiction.

Minor Factors in Regional Housing Needs Analysis

Seven items are to be discussed by the regional housing plans. Six of the seven items are briefly discussed here. The seventh, housing needs by persons at all income levels, is the main objective of this Plan and is covered throughout the Plan. The six items are discussed only briefly in this report due to the rural nature of the counties and the general housing market. The counties also will be expanding these areas of discussion in the mandated July 1984 Housing Element Revision.

Knowledge of availability of suitable housing sites and public facilities inventories is a local government function. All that will be mentioned here is that an abundance of sites is available in the general housing market. Public services are the limiting factor to rural area housing expansion. The local Housing Element revisions prepared by cities and counties in July, 1984 will contain a detailed discussion of this area.

Market demand for housing includes the need for an adequate supply of housing to provide housing for all households as well as an adequate supply of vacant units to provide a healthy housing market. Vacancy rates are an indicator of whether there are shortages of housing or not. As of January 1, 1983, total vacancy rates were high in all of the counties in the SPO area (Placer 20.50%, Nevada 18.51%, El Dorado 28.08% and Sierra 32.32%). These figures indicate that all of these counties have many "second homes", reflecting the recreational orientation of major portions of each county.

The allocation in this plan are households. Households are occupied housing units. Occupied housing units plus vacant units equals the total housing stock. In planning for an adequate supply of housing, including sufficient units which are vacant for sale or rent, each local government should consider the role which second homes play in the local area. In planning for growth, sufficient sites need to be provided for the increase in the number of households, sufficient units which are vacant for sale or rent, and the expected level of second homes and other vacant units which are not available for residential use.

Employment opportunities in the general housing market are based on a commute pattern that leads to the Sacramento MSA and the Roseville area. The counties are "bedroom communities" to the more urban areas in Sacramento County and Roseville area. South Placer County had a large expansion of jobs in 1981-82 that should continue to expand through the 10 year time frame of this study.

Type and tenure of housing is an area that the local Housing Elements will include. An extensive housing inventory at the regional level is not suitable to the rural areas.

Commute Patterns

One fact that should be recognized in the Foothill counties is that many workers commute. Direct patterns are only discernable within and outside the counties based on census data. Placer County, as part of the Metropolitan Statistical Area (MSA), is the only county with more detailed destination-origin-employment data. Based on the rural nature of the area, much of the commuting is done inter-regionally, i.e., El Dorado to Roseville, Auburn to Roseville, Folsom to Roseville, etc., making direct patterns difficult to define. The following table summarizes basic commute patterns. (See Page 13)

Housing Needs of Farmworkers

The general housing market area contains an insignificant number of farmworkers to justify a specific housing needs program. Estimates are that approximately 100 seasonal farmworkers (based on County employment records[1]) work in Placer County. The feeling is that most of these are County residents and not transient workers.

(1) Employment Development Department

TABLE D

SIERRA PLANNING ORGANIZATION/SIERRA ECONOMIC DEVELOPMENT DISTRICT
1230 HIGH STREET, SUITE #210, AUBURN, CALIFORNIA 95603
(916) 823-4703

SPO/SEDD



EMPLOYMENT COMMUTE PATTERNS

	Placer	%	Nevada	%	El Dorado[1]	%	Sierra	%
Workers 16 Years And Older	47,927	100	19,016	100	37,241	100	1,090	100
Employed In County of Residence	26,636	55.6	12,476	65.6	20,595	56.1	752	69
Employed Outside County of Residence	16,908	35.3	3,362	17.7	12,186	31.8	197	18
Place of Work Not Reported	4,383	9.1	3,005	15.8	3,981	10.7	141	13

SOURCE: 1980 Census of Population, Census Tract Report, STF 3A

APPENDICES

APPENDIX 1

Methodology

The housing allocations are based on present and future income groups and projections of population and households. This plan covers a time frame from January 1, 1983 through July 1, 1990.

The State provided much of the base data such as income groups by county. These groups were used except for unincorporated Placer County which it was felt, does not coincide with the State figure.

The State percentages were applied to the County household income tables to obtain income cut-offs corresponding to the percentages provided by the State. The cut-offs were then applied to each city, housing market area and unincorporated portion of the counties.

This procedure provided the number of households in each income group for each jurisdiction in 1980. These numbers were then converted to percentages. Since the 1980 percentages were assumed to still be valid for 1983, they were used to estimate the number of households in each income group for each jurisdiction.

The following detailed explanation describes the methodology used. Following that are tables of information gathered for use in this Plan.

Methodology for Preparing Local Income Group Estimates

Products

The methodology shown here will produce the number of households in each of four income groups for the county, each city, and the county unincorporated area for January 1, 1983*.

Data Used

To prepare local income group estimates for January 1, 1983, you will need the following data:

1. 1980 Census household income tables for the county and for each city (STF 3, Table 68).

2. Department of Housing and Community Development (HCD) income group estimates for the county (percentage of households in each of four income groups).

3. Department of Finance January 1, 1983, household estimates for the county and for each city.

Methodology

The steps to be used are described below. To aid in your understanding of the steps, a sample set of calculations is included with each step. Although the 1980 Census household income table contains 17 income intervals, we have simplified the example by using only 7 intervals. Also the sample calculations use hypothetical data (County A and City A). County A household income data is shown in Step 1. The County A income group percentages used in the example are:

* Or any other base date for which household estimates are prepared by the COG.

Very low income	25%
Other lower income	15%
Moderate income	20%
Above moderate income	40%

Step 1

Add the number of households in the 1980 Census income table to obtain the total number of households in the county. (The household income tables are not totaled in STF 3.)

County A

Household Income

Income Intervals	Number of Households
$ 0 - 4,999	2,000
5,000 - 9,999	3,500
10,000 - 14,999	5,000
15,000 - 19,999	15,000
20,000 - 24,999	20,500
25,000 - 34,999	14,500
35,000 or more	12,500
	73,000 Total Households in County A

Step 2

Multiply the county income group percentages (supplied by HCD) times the total number of households in the county to obtain the number of households in each income group for the county . Then add the households in each income group to obtain cumulative household income group totals as shown in the last column below.

County A

Number of Households in Each Income Group and Cumulative Group Totals

Household Income Group	Calculation	Totals for Each Household Income Group	Cumulative Household Income Group Totals
Very Low Income	.25 X 72,000 =	18,250	18,250
Other Lower Income	.15 X 73,000 =	10,950	29,200
Moderate Income	.20 X 73,000 =	14,600	43,800
Above Moderate Income	.40 X 73,000 =	29,200	73,000
		73,000	73,000

Step 3

Find the income interval in the county household income table in which the dividing line between "Very Low" income and "Other Lower" income occurs. (In this example, this is the interval which contains the 18,250th household.) Then determine what percentage of that interval is "Very Low" and what percentage is "Other Lower" income.

County A

Income Cut-Offs and Percent of Interval Used

Income Interval	Households	Find Very Low Income Cut Off (the 18,250th household) Cumulative Total	Number Still Needed	Percent Of Interval Used
$ 0 - 4,999	2,000	2,000	16,250	100% (All)
5,000 - 9,999	3,500	5,500	12,750	100% (All)
10,000 - 14,999	5,000	10,500	7,750	100% (All)
15,000 - 19,999	15,000	25,500	---------Exceeds 7,750 so cut off is 7,750 into this interval.	$\frac{7,750}{15,000}$ = 51.7% (So 48.3% of this interval is "Other Lower Income)
20,000 - 24,999	20,500			
25,000 - 34,999	14,500			
35,000 or more	12,500			
Total	73,000			

In the same manner as shown above, find the interval containing the dividing line between "Other Lower" and "Moderate" income and the interval containing the divding line between "Moderate" and "Above Moderate" income. (As shown in the "Cumulative" column in Step 2, these cut-offs involve the 29,200th household and the 43,800th household.) Then determine what percentages of these intervals fall into the various income categories. The results of all of the calculations in this step are shown below. The figures below are the county cut-offs which are applied to the household income data for each city and the unincorporated area of the county.

Very Low Income:	100% of the $0 - 4,999 income interval
	plus 100% of the $5,000 - 9,999 income interval
	plus 100% of the $10,000 - 14,999 income interval
	plus 51.7% of the $15,000 - 19,999 income interval
Other Lower Income:	48.3% of the $15,000 - 19,999 income interval
	plus 39.5% of the $20,000 - 24,999 income interval
Moderate Income:	52.6% of the $20,000 - 24,999 income interval
Above Moderate Income:	7.9% of the $20,000 - 24,999 income interval
	plus 100% of the $25,000 - 34,999 income interval
	plus 100% of the $35,000 or more income interval

Step 4

Determine the percentages in each income group in 1980 in a city as follows. Apply the county cut-offs to the city data. (The household income data below is the assumed data for City A.)

City A

Estimated Income Group Percentages in 1980

City A Household Income Income	Households		Multiplier (from County Cut-offs)		Households	Aggregation Into Income Groups Number	Percent
$ 0 - 4,999	125	X	100%	=	125		
5,000 - 9,999	200	X	100%	=	200		
10,000 -14,999	850	X	100%	=	850	1,731	14
						Very Low Income	
15,000 -19,999	1,075	X	51.7%	=	556		
			48.3	=	519	2,099	17
						Low Income	
20,000 -24,999	4,000	X	39.5%	=	1,580		
			52.6%	=	2,104	2,104	17
						Moderate Income	
			7.9%	=	316		
25,000 -34,999	3,550		100%	=	3,550		
						6,366	52
35,000 +	2,500	X	100%	=	2,500	Above Moderate Income	
Total	12,300				12,300	12,300	100%

The answers in the right hand column are the percentages to be used for City A in Step 5 .

Repeat the above calculations for each city and for the unincorporated area of the county.

Step 5

Determine the number of lower income households on the beginning date of the plan for the county, each city, and the unincorporated area, as follows:

For each jurisdiction, multiply its 1980 percentages in each income group times its estimated number of households on the beginning date of the plan. (Use DOF household estimates, or modified DOF estimates, for that date). (The city income group percentages and the county unincorporated income group percentages were calculated in Step 4.)

City A

Number of Households in Each Income Group, January 1, 1983

Income Group	City A Income Group Percentages		City A Total Households 1/1/83		City A Households in Each Income Group 1/1/83
Very Low	14%	X	12,300	=	1,722
Other Lower	17%	X	12,300	=	2,091
Moderate	17%	X	12,300	=	2,091
Above Moderate	52%	X	12,300	=	6,396
	100%				12,300

APPENDIX 2

Sierra Planning Organization

Estimated Income Group Proportions

	Very Low	Other Lower	Moderate	Above Moderate
Placer County	34%	17%	23%	26%
Auburn	53%	18%	16%	13%
Colfax				
Unincorporated Housing	21%	15.6%	19.3%	44.1%
Market Area	26%	16%	25%	33%
Balance of County	26%	16%	25%	33%
Total				
Nevada County	32%	20%	26%	22%
Grass Valley	32%	17%	22%	29%
Nevada City				
Unincorporated Housing	21%	16%	26%	37%
Market Area	21%	16%	26%	37%
Balance of County	21%	16%	26%	37%
Total				
El Dorado County	22%	14%	23%	41%
Unincorporated Western Slope	33%	18%	24%	25%
Placerville	29%	20%	23%	28%
Balance of County	25%	16%	23%	36%
Total				
Sierra County	19%	22%	17%	42%
Loyalton	24%	25%	21%	30%
Unincorporated	29%	15%	19%	37%
Total				

APPENDIX 3

SIERRA PLANNING ORGANIZATION/SIERRA ECONOMIC DEVELOPMENT DISTRICT
1230 HIGH STREET, SUITE #210, AUBURN, CALIFORNIA 95603
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GROWTH PROJECTIONS

1980-1990

	Annual Growth Rate %	Population (1) 1980	Population 1983 (2)	Population (3) 1990	Households (1) 1980	Households 1983 (2)	Households (3) 1990
El Dorado County							
Placerville	2.5	6,739	6,925	8,232	2,799	2,817	3,349
South Lake Tahoe	1.0	20,681	21,150	22,676	9,081	9,265	9,[illegible]
Unincorporated	5.25	58,392	67,600	97,387	20,827	23,532	37,318
Total	4.1	85,812	95,700	128,295	32,707	35,614	50,600
Nevada County							
Grass Valley	2.0	6,697	7,650	8,787	3,037	3,834	4,404
Nevada City	1.0	2,431	2,430	2,605	1,059	1,194	1,561
Unincorporated	3.8	42,517	51,400	80,291	15,916	23,551	31,335
Total	3.8	51,645	61,400	91,683	20,012	28,588	37,300
Sierra County							
Loyalton	1.0	1,040	1,120	1,100	378	413	417
Unincorporated	4.3	2,033	2,200	3,100	899	946	1,383
Total	3.2	3,073	3,320	4,200	1,277	1,359	1,800
Placer County							
Auburn	2.0	7,540	7,958	9,232	3,178	3,362	4,[illegible]
Colfax	3.0	981	1,007	1,257	456	471	[illegible].8
Lincoln	7.5	4,236	4,483	7,716	1,446	1,604	2,578
Roseville	5.4	24,347	26,618	39,503	9,200	3,144	15,244
Rocklin	8.3	7,344	8,211	14,943	2,833	10,094	5,829
Unincorporated	2.6	72,799	79,468	95,143	25,660	28,039	36,166
Total	4.0	117,247	127,745	167,794	42,773	46,714	64,700

(1) 1980 Census (4/1/80)
(2) Dept. of Finance (1/1/83)
(3) SPO Projection based on local planning staff growth rates and Dept of Finance projections (7/1/90)

APPENDIX 4

Placer County Housing Information

POPULATION PROJECTIONS

Placer County

	Projected Annual Growth Rate %	Jan 83	July 83	July 84	July 85	July 86	July 87	July 88	July 89	July 90
Roseville	5.4	26,618	27,337	28,813	30,369	32,009	33,737	35,559	37,479	39,503
Rocklin	8.3	8,211	8,552	9,262	10,030	10,863	11,764	12,741	13,798	14,943
Lincoln	7.5	4,483	4,651	5,000	5,375	5,778	6,211	6,677	7,178	7,716
Colfax	3.0	1,007	1,022	1,053	1,084	1,117	1,150	1,185	1,221	1,257
Auburn	2.0	7,958	8,036	8,198	8,362	8,530	8,700	8,874	9,051	9,232
Total Inc.	6.0	48,277	49,598	52,326	55,220	58,297	61,562	65,036	67,727	72,651
Unincorp.	2.6	79,468	81,717	83,525	85,191	87,543	89,732	91,690	93,095	95,143
County Total	4.0	127,745	131,315	135,851	140,411	145,840	151,294	156,726	160,822	167,794

SOURCE: Placer County Planning Dept.; Based on Housing Elements recently adopted and 1983 D.O.F.

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HOUSEHOLD INCOME DATA
FOR PLACER COUNTY
1980 CENSUS

Income Range	Auburn	Colfax	Lincoln	Rocklin	Roseville	Unin-Corporated	County Total
$ 0- 2,499	112	14	43	86	345	940	1,540
2,500- 4,999	333	105	206	234	654	1,459	2,991
5,000- 7,499	327	60	125	171	845	1,766	3,294
7,500- 9,999	304	61	187	233	794	1,675	3,254
10,000-12,499	232	51	116	208	690	2,027	3,324
12,500-14,999	253	25	103	200	612	1,562	2,755
15,000-17,499	198	22	133	209	622	1,773	2,957
17,500-19,999	227	27	100	159	591	1,579	2,683
20,000-22,499	200	13	80	189	753	1,747	2,982
22,500-24,999	139	15	77	169	471	1,486	2,357
25,000-27,499	146	13	92	156	552	1,596	2,555
27,500-29,999	101	6	50	114	401	1,084	1,756
30,000-34,999	151	12	51	216	628	2,127	3,185
35,000-39,999	103	14	46	147	454	1,506	2,270
40,000-49,999	198	7	23	207	463	1,633	2,531
50,000-74,999	91	9	5	74	278	1,240	1,697
75,000 or more	63	2	9	61	47	460	642
Total	3,178	456	1,446	2,833	9,200	25,660	42,773
Median	$15,354	$9,508	$13,617	$18,687	$17,661	$20,070	$18,685
Aggregate	$63,396,185	$6,225,115	$22,899,410	$69,287,705	$183,432,555	$668,209,375	$950,054,160
Household Pop	7,137	981	4,132	7,333	23,929	72,149	115,661
Per Capita	$8,883	$6,346	$5,542	$9,449	$7,666	$9,262	$8,214

SOURCE: Summary Tape File 3A (STF-3A), 1980 Census
NOTE: Total household and population data may vary slightly from other published census results due to sampling methodology.

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APPENDIX 6

HOUSEHOLD INCOME DATA

FOR NEVADA COUNTY

1980 Census

Income Range	County Total	Grass Valley	Nevada City
$ 0 - 2,499	811	148	67
2,500 - $ 4,999	1,620	514	163
5,000 - 7,499	1,915	383	98
7,500 9,999	1,607	280	95
10,000 - 12,499	1,940	416	94
12,500 - 14,999	1,422	201	79
15,000 - 17,499	1,543	232	71
17,500 - 19,999	1,293	153	37
20,000 - 22,499	1,453	191	74
22,500 - 24,999	1,053	152	57
25,000 - 27,499	935	97	25
27,500 - 29,999	876	63	44
30,000 - 34,999	1,283	75	33
35,000 - 39,999	756	54	3[illegible]
40,000 - 49,999	750	56	20
50,000 - 74,999	538	40	13
75,000 or more	224	40	15
Total	20,019	3,055	1,023
Median	16,125	11,217	12,354
Aggregate Household Pop.	385,717,570	41,956,320	16,265,160
Per Capita			

SOURCE: Summary Tape File 3A (STF-3A)
NOTE: Total household and population data may vary slightly from other published census results due to sampling methodology.

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HOUSEHOLD INCOME DATA
FOR EL DORADO COUNTY
1980 CENSUS

Income Range	Placerville	South Lake Tahoe	Unincorporated	County Total
$ 0- 2,499	109	403	676	1,188
2,500- 4,999	334	587	1,131	2,052
5,000- 7,499	211	892	1,254	2,357
7,500- 9,999	300	757	1,568	2,625
10,000-12,499	205	1,147	1,624	2,976
12,500-14,999	298	751	1,347	2,396
15,000-17,499	306	875	1,559	2,740
17,500-19,999	195	549	1,475	2,219
20,000-22,499	144	698	1,708	2,550
22,500-24,999	140	392	1,223	1,755
25,000-27,499	114	323	1,452	1,889
27,500-29,999	100	314	928	1,342
30,000-34,999	76	549	1,568	2,193
35,000-39,999	109	225	1,055	1,389
40,000-49,999	80	279	1,076	1,435
50,000-74,999	64	206	863	1,133
75,000 or more	14	134	320	468
Total	2,799	9,081	20,827	32,70
Median	$14,518	$15,010	$19,626	$17,522
Aggregate	$47,342,865	$167,407,320	$466,503,965	$681,254,150
Household Pop.	6,391	20,648	58,275	85,314
Per Capita	$7,408	$8,108	$8,005	$7,985

SOURCE: Summary Tape File 3A (STF-3A), 1980 Census
NOTE: Total household and population data may vary slightly from other published census results due to sampling methodology.

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APPENDIX 8

EL DORADO COUNTY

1980 HOUSEHOLD AND FAMILY INCOME LEVELS

Income Level	Households	Families
$ 0 - 9,999	8,222	4,333
10,000 - 14,999	5,372	3,665
15,000 - 19,999	4,959	3,841
20,000 - 24,999	4,305	3,467
25,000 - 29,999	3,231	2,772
30,000 - 34,999	2,193	1,982
35,000 - 39,999	1,389	1,267
40,000 - 49,999	1,435	1,264
50,000 - 74,999	1,133	968
75,000 or more	468	415
TOTALS	32,707	23,974
MEDIAN INCOMES	$17,522	$20,182

Source: 1980 Federal Population of Census

Note: A Household consists of any and all persons occupying a dwelling unit; a household may consist of one or more families and/or unrelated individuals.

A Family consists of two or more persons related by birth, marriage or adoption living together as one household.

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EL DORADO COUNTY

1980 HOUSING SUMMARY

Census Tract	Total Population	Household Population	Group Quarters Population	Total Housing Units	Vacant Housing Units	Vacancy Rate	Persons Per Unit
301.01	582	582	0	408	106	25.98	1.93
301.02	3,014	3,014	0	2,408	922	38.29	2.03
302	4,272	4,246	26	2,489	748	30.05	2.44
303	5,154	5,154	0	3,394	1,103	32.50	2.25
304.01	4,028	4,028	0	2,552	1,007	39.46	2.61
304.02	3,673	3,667	6	2,319	667	28.76	2.22
305.01	3,579	3,574	5	2,606	1,294	49.65	2.72
305.02	2,240	2,240	0	1,423	629	44.20	2.82
305.03	929	929	0	2,291	1,898	82.85	2.36
306	6,120	6,050	70	2,936	673	22.92	2.67
307	5,441	5,439	2	1,842	142	7.71	3.20
308	11,150	11,126	24	4,155	501	12.06	3.04
309	3,478	3,473	5	1,168	61	5.22	3.14
310	3,925	3,845	80	1,685	105	6.23	2.43
311	3,671	3,636	35	1,571	102	6.49	2.48
312	3,685	3,449	236	1,509	93	6.16	2.44
313	5,897	5,873	24	2,786	457	16.40	2.52
314	6,762	6,755	7	4,157	1,741	41.88	2.80
315	8,212	8,212	0	3,288	233	7.09	2.69
TOTAL	85,812	85,292	520	44,987	12,482	27.75	2.62

NOTE: "Persons Per Unit" is calculated for occupied units only.

SOURCE: US Census of Population and Housing, 1980
Persons and Housing Units for Tracts,
Minor Civil Divisons/Census County Divisions
(CU SUM 80 009)

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APPENDIX 10

Sierra County Household Income Characteristics

	Sierra County	City of Loyalton	Unincorporated Area
$ 0 - 4,999	230	57	173
5,000 - 9,999	226	61	165
10,000 - 14,999	201	52	149
15,000 - 19,999	187	46	141
20,000 - 24,999	135	46	89
25,000 - 34,999	188	81	107
$ 35,000 +	110	35	75
Total	1,277	378	899

SOURCE: 1980 Census, STF 3A

APPENDIX 11

PERSONS CONTACTED

Dave Murtoni, Placer County Planning Department

Pat Norman, Nevada County Planning Department

Rod Haack, City of Auburn

Bill Roberts, City of Grass Valley

Beryl Robinson, Nevada City

Elizabeth Temple, El Dorado County Planning Department

Terry Richardson, City of Rocklin

Rob Campbell, City of Lincoln

John Sprague, City of Roseville

Mike Leana, City of Roseville

Gary Keil, Sacramento Area Council of Governments

Bob Faserler, Sacramento Area Council of Governments

Anne Parke, State Department of Housing & Community Development

Don Crow, State Department of Housing & Community Development

Steve Peterson, State Department of Housing & Community Development

Joe Haekel,Sierra County Planning Department

Dave Ziegler, Tahoe Regional Planning Agency

APPENDIX C

SCHOOL MITIGATION FEES

ELEMENTARY SCHOOLS:

Buckeye Union School District (Effective 4/26/78)
Flat fee of $275.00 for dwellings, mobilehomes, guest houses and dwelling additions.

Rescue Union School District (Effective 4/26/78)
Flat fee of $275.00 for dwellings, mobilehomes, guest houses and dwelling additions.

Gold Oak Union School District (Effective 4/26/78)
Flat fee of $225.00 for dwellings, mobilehomes, guest houses and dwelling additions.

Latrobe Union School District (Effective 5/10/78)

1 bedroom.....	$ 50.00
2 bedrooms.....	250.00
3 bedrooms.....	350.00
4 bedrooms or more.....	450.00
Mobilehomes (flat fee).....	350.00

Mother Lode Union School District (Effective 12/6/78)
Flat fee of $275.00 for dwellings, mobilehomes, guest houses and dwelling additions.

Pollock Pines Union School District (Effective 12/20/78)
Flat fee of $450.00 for dwellings, mobilehomes, guest houses and dwelling additions.

Gold Trail Union School District (Effective 1/10/79)
Same fee schedule as El Dorado Union High School District (see below).

Camino Union School District (Effective 2/28/79)
Flat fee of $450.00 for dwellings, mobilehomes, guest houses and dwelling additions.

HIGH SCHOOL:

El Dorado Union High School District (Effective 3/16/78)

1 bedroom.....	$ 200.00
2 bedrooms.....	300.00
3 bedrooms.....	400.00
4 bedrooms or more.....	500.00
Mobilehomes (flat fee).....	300.00

APPENDIX D

INVENTORY OF RESIDENTIAL LAND USE DESIGNATIONS BY AREA PLANS EL DORADO COUNTY

As discussed in this Housing Element, the County General Plan establishes land use designations that offer a full range of residential opportunities, subject to availability of public services. Within this inventory, two basic residential land use categories are provided: single-family and multiple-family uses. It should be noted that mobilehomes and manufactured housing, an economically attractive alternative to conventional wood-frame structures are presently permitted in single-family residential zones. The single-family residential, medium and high density, designations allow from 1 d.u./3 acres to 5 d.u./acre. The multiple-family designation allows from 5-20 d.u./acre.

TABLE

Community Area Plan	MEDIUM & HIGH DENSITY Single-Family Residential (1 d.u./3 acs. - 1-5 d.u./ac.) Acres	Potential # of Units	Multiple-Family Residential (5.1-20 d.u./acre) Acres	Potential # of Units	COMBINED HIGH DENSITY Single & Multiple Family Residential Acres	Potential # of Units
1. American Flat/ Spanish Flat/ Bear Creek	-0-	-0-	-0-	-0-	-0-	-0-
2. Camino/Fruitridge	2,830	4,850	30	600	2,860	5,450
3. Cool/Pilot Hill	3,470	7,086	38	760	3,508	7,846
4. El Dorado/Diamond Springs	4,765	13,065	330	6,600	5,095	19,665
5. Finnon	N/A	N/A	N/A	N/A	N/A	N/A
6. Garden Valley	875	875	-0-	-0-	875	875
7. Georgetown	1,082	1,082	53	1,060	1,135	2,142
8. Gold Hill	55	55	-0-	-0-	55	55
9. Greenstone	548	548	49	980	597	1,528
10. Greenwood	1,388	694	-0-	-0-	1,388	694
11. Kelsey	-0-	-0-	-0-	-0-	-0-	-0-
12. Latrobe	189	189	-0-	-0-	189	189
13. Lotus/Coloma	26	26	-0-	-0-	26	26
14. Placerville Periphery	1,788	3,516	20	400	1,808	3,916
15. Pleasant Valley/ Oak Hill	5,083	6,795	9	180	5,092	6,795
16. Pollock Pines	not avail.	not avail.	not avail.	not avail.	not avail	not avail.
17. Rescue	731	1,534	-0-	-0-	731	1,534
18. Salmon Falls	3,892	52,705	-0-	-0-	3,892	52,705
19. Shingle Springs	662	802	36	720	698	1,522
20. Somerset/Fairplay/ Mt. Aukum	605.4	5,909	84.5	4,732	689.9	10,641
21. Volcanoville	N/A	N/A	N/A	N/A	N/A	N/A
22. Cameron Park	3,130	9,176	257	5,140	3,387	14,316
23. El Dorado Hills	12,808	62,456	221	4,420	13,029	66,876
24. American River Canyon	402	3,533	17.2	1,726	419.2	5,259

APPENDIX E

MAJOR FUNDING SOURCES

I Federal Programs

A. Section 8 - a rent subsidy program which provides "housing assistance payments" to owners, developers and public housing agencies to make up the difference between "fair market rent" of a unit and the tenant's contribution (not more than 20% of income). Section 8 includes funds for new construction, rehabilitation and existing housing (where the owner receives a subsidy whenever an eligible tenant rents that unit). This program is the main source of Federal housing assistance to lower income persons. The present administration is shifting from new construction with greater influence on existing housing.

B. Section 202 - provides for long-term (up to 40 years) direct loans to private non-profit sponsors to finance rental or cooperative housing facilities for elderly or handicapped persons. There must be a documented need for these groups within the general population of the region. Tenants may also receive Section 8 Rental Assistance.

C. Section 203 (b) - major federal program which provides mortgage insurance to commercial lenders for proposed, under construction, or existing one to four family homes. Current maximum mortgage limits range from $67,500 (one-family home) to $107,000 (four-family home) with a 20% over-ride for homes equipped with solar energy features. This program includes FHA 234 (c) and (d): Purchase/Development of Condominiums; FHA 245: Graduated Payment Mortgage; and FHA -GEM; Growing Equity Mortgage.

D. Section 207 - provides mortgage insurance to private lenders for the construction or rehabilitation of multi-unit housing and mobilehome parks for moderate and middle income families. Projects must contain at least 8 units and must be in an area approved by FHA for rental housing.

II Farmers Home Administration (FmHA)

A. Section 502 - provides direct loans to individuals to buy, build, repair, renovate, or relocate a home. Interest rates vary based on applicant's adjusted income with loans of up to 100% and with a maximum repayment period of 33 years.

B. Section 504 - provides 1% loans up to $7,500 to very low income families for home repairs. Applicant must lack the necessary income to repay a Section 502 and the loan may be amortized up to 20 years. Provides direct grants for home repairs to persons over 62 years of age.

C. Section 515 - rural rental housing program which provides loans to sponsor construction or rehabilitation of rental or cooperative housing for low or moderate income families or elderly persons.

II Farmers Home Administration (FmHA) (cont.)

D. Section 514/516 - provides a combination of grants and loans to finance construction, rehabilitation, or acquisition of rental housing for farmworkers. Grant of up to 90% of the costs with the remainder loaned at 1% amortized up to 33 years.

E. Section 523/524 - provides grants to public and non-profit groups to enable low-income rural residents to build their own homes. Houses are financed under FmHA Section 502 program with Section 523 providing administration money to the sponsor for hiring counselors and construction supervisors. Loans cover purchase of materials, necessary skilled labor, building sites, site preparation including essential access roads, streets and utilities.

III Other Federal Programs

A. Title I, Section 2 - provides 16.5%, 15 year loans to property owners and tenants with long-term leases to finance improvements on individual homes and multi-family structures. In addition, HUD will insure loans to finance purchase of mobilehomes and mobilehome lots if used for occupant's primary dwelling.

B. Veterans Administration - provides loan guarantees made by private lenders to qualified veterans to be used for the purchase, repair or refinance of homes and mobilehomes.

C. Urban Homesteading - allows "homesteaders" to acquire abandoned urban multi-family buildings and provides some government funds to rehabilitate the structure in an effort to increase the affordable housing stock and low income homeownership opportunities.

D. Community Development Block Grants - provides 100% federal grants to local governments for funding community development activities. May not be used for new construction but may finance related activities such as land acquisition, site clearance, and public improvements.

E. Economic Development Administration Grant - EDA - provides grants to communities to strengthen the economic base and stimulate economic development and create jobs in areas of economic distress.

IV State Programs

A. Housing Rehabilitation Loan Fund - Department of Housing and Community Development (HCD) lends deferred loan funds to local governments and non-profit corporations who will in turn lend funds to eligible property owners in the form of deferred loans with 3% interest on the original principal. Maximum loan amount is $10,000 per unit ($20,000 where there are room additions to eliminate crowding) to a maximum of $100,000 for a rental property. Requires agreement with property owners renting to low-income renters and limiting rent increases.

IV State Programs (cont.)

B. Rural Land Purchase - provides loans at below market interest rates to local agencies and non-profit organizations for the purchase of land in rural areas for the development of housing for those of low income.

C. Homeownership Assistance Program - provides up to 49% of the purchase price of a dwelling unit to an eligible household. Eligible households include renters (apartment and mobilehome) who would be displaced by condominium conversions or mobilehome park conversions to mobilehome subdivisions.

D. HOHI (Home Ownership and Home Improvement Loan Program in Neighborhood Improvement Areas) - available in areas with designated Mortgage Assistance Areas or Concentrated Rehabilitation Areas. Provides loans to residents whose income is less than 120% of the area median income to purchase, purchase and rehabilitate, refinance an existing loan and rehabilitate, or rehabilitate through secured or unsecured home improvement loans. Financing made possible through the sale of municipal bonds.

E. CHFA (California Housing Finance Agency) - Direct loans - construction and rehabilitation loans of up to 100% for development of multi-family mixed-income projects and housing for the elderly. Project must contain both market rate and Section 8 subsidized units with at least 30% of the dwelling units reserved for low-income (below 80% of area median income) residents.

F. CFHA (California Housing Finance Agency)- Single Family Mortgage Purchase - CHFA purchases mortgages up to 95% of purchase price at below market interest rates on single family homes from private mortgage lenders, including GEM programs to families whose incomes do not exceed 120% of the area median income. Loans must be guaranteed by VA, insured by FHA, or co-insured through private market insurance. Maximum mortgage amounts from $55,000 to $73,500. (7/82)

G. Other Assistance Programs -
- California Indian Assistance Program (HCD)
- Low-Income Home Management Training Program (CHFA)
- Farmworker Housing Grant Program (HCD)
- After-care Program (HCD)

V Local Government Programs

A. Article 34 Initiative - although the successful passage of an Article 34 Initiative on the local ballot does not in itself guarantee monies for low-income housing construction, it does grant approval for the construction of low and moderate income housing which can then be funded through other available sources.

V Local Government Programs (cont.)

B. General Obligation and Revenue Bonds - although competition is stiff in the bond market and interest rates have increased substantially, proceeds from the sales of these bonds can help to subsidize the cost of low income housing construction when combined with other programs and subsidies.

C. Marks-Foran and SB 99 - the Marks-Foran Residential Rehabilitation Act authorizes the issuance of tax-exempt revenue bonds to finance residential rehabilitation and SB 99 allows redevelopment agencies to issue revenue bonds in order to provide long-term, low interest loans to help finance residential construction in redevelopment areas. Although these programs do not require a referendum prior to issuance of the bonds, projects are subject to Article 34 referendum requirements (see above). Interest rates are substantially below market rates.

VI Private Sector

A. Rehabilitation Loans - certain banks and lending institutions offer such loans at either reduced interest rates or other special considerations such as basing the loan amount on the projected value after proposed improvements. These funds can apply to purchase and rehabilitation as well as rehabilitation of currently-owned properties. Applicants are subject to loan qualifications.

B. Internal Revenue Code, Section 167k - provides for a special incentive for investment in the rehabilitation of existing housing which will be occupied by low and moderate income households. This tax shelter program can offer tax benefits to high income tax bracket investors through its accelerated depreciation (limit $15,000 per housing unit over a five year period).

C. Conventional Financing - the role of conventional financing should not be overlooked as it offers a possible source of financing for housing within the community. However, as the price of housing continues to escalate in the City of South Lake Tahoe, higher sales prices serve to price low and moderate income families out of the market for this type of financing.

APPENDIX F

RESIDENTIAL INCENTIVE

One-family dwellings, mobilehomes on permanent foundations, multi-family dwellings, planned residential developments, apartment houses, home occupations. Specific price constraints are required to allow construction of affordable housing

Minimum square footage: 3,600

Minimum lot requirements: width/depth - 30

Minimum setbacks: front, 10 feet; sides variable; rear, 10-20;

Maximum height: feet/floors - 50 (40 for single family)

PART VI

BIBLIOGRAPHY

NEGATIVE DECLARATION

~~AREA PLAN~~ El Dorado County FILE NO. Housing Element Revision

NAME OF APPLICANT: El Dorado County

ASSESSOR'S PARCEL NO. N/A SECTION: ____ TOWNSHIP: ___ RANGE: ___

NEAREST COUNTY ROAD INTERSECTION: _____

[x] GENERAL PLAN AMENDMENT: FROM: _____ TO: _____

[ ] REZONING: FROM: _____ TO: _____

[ ] TENTATIVE PARCEL MAP [ ] SUBDIVISION TO SPLIT _____ ACRES INTO _____ LOTS

SUBDIVISION (NAME) _____

[ ] SPECIAL USE PERMIT TO ALLOW: _____

_____

[ ] OTHER: Amendment to the Housing Element, 1st revision to comply with State mandates.

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

[x] No significant environmental concerns were identified during the initial Study.

[ ] Other: _____

Initial Study on file in the Planning Department office

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA) State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby files this NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing of this negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by EL DORADO COUNTY. A copy of the project specifications is on file in the El Dorado County Planning Department, 360 Fair Lane, Placerville, CA 95667.

FOR USE BY COUNTY CLERK

FILED
4/18/84
DOLORES BREDESON, Clerk
By Lisa K. Mraz
Deputy

Elizabeth H. Temple
Prepared by

April 12, 1984
Date of Signature

Copy Distribution: Original-Board/ Pink-Owner/ Yellow-Engineer/ Goldenrod-File

7/21/80

El Dorado Co. (Housing Element Revision)

NOTICE OF DETERMINATION

FILE NO. Housing Element Revision

TO: COUNTY CLERK
County of El Dorado
330 Fair Lane
Placerville, CA 95667

FROM: EL DORADO COUNTY PLANNING DEPT.
360 Fair Lane
Placerville, CA 95667

SUBJECT: Filing of NOTICE OF DETERMINATION in compliance with Section 21108 or 21152 of the Public Resources Code.

NAME OF APPLICANT: EL DORADO COUNTY

ASSESSOR'S PARCEL NO. N/A SCH NO. 82041901

AREA PLAN: N/A SECTION: N/A TOWNSHIP: N/A RANGE: N/A

NEAREST COUNTY ROAD INTERSECTION: N/A

[x] GENERAL PLAN AMENDMENT [ ] REZONING: FROM: _____ TO: _____

[ ] TENTATIVE PARCEL MAP [ ] SUBDIVISIONS TO SPLIT _____ ACRES INTO ___ LOTS

SUBDIVISION (NAME) _____

[ ] SPECIAL USE PERMIT TO ALLOW: _____

[x] OTHER: Amendment to the Housing Element, first revision to comply with State mandates.

The EL DORADO COUNTY BOARD OF SUPERVISORS has [x] approved [ ] disapproved this project on 7/24/84 (date), and made the following determinations:

1) Project [ ] will [x] will not, have a significant effect on the environment.
2) *[ ] An Environmental Impact Report was prepared pursuant to provisions of CEQA.
   *[x] A Negative Declaration was prepared pursuant to provisions of CEQA.
3) Mitigation Measures [ ] were [x] were not, adopted for this project.
   A Statement of Overriding Considerations [ ] was [ ] was not, adopted.

*The Environmental Impact Report or Negative Declaration and Record of Project Approval may be reviewed at the EL DORADO COUNTY PLANNING DEPT.

Elizabeth Sprague
Prepared by

7/24/84
Date

Public Resources Code Section 21152(A) requires local agencies to submit this information to the County Clerk. The filing of the Notice starts a 30-day Statute of Limitations on court challenges to the approval of the project under Public Resources Code Section 21167. Failure to file the Notice results in the Statute of Limitations being extended to 180 days.

FOR USE BY COUNTY CLERK

FILED

BILLIE MITCHELL, Clerk

By Barbara J Churchill
Deputy

7-25-84

Copy Distribution: Original-Board/ Pink-Owner/ Yellow-Engineer/ Goldenrod-File

7/21/80

STATE OF CALIFORNIA

GEORGE DEUKMEJIAN, Governor

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
921 Tenth Street
Sacramento, CA 95814
(916) 445-4775

EL DORADO COUNTY
RECEIVED

JUL 17 1984

DEPT. OF PLANNING

July 13, 1984

Kent Taylor
County Administrator
El Dorado County
360 Fair Lane
Placerville, CA 95661

Dear Mr. Taylor:

RE: Review of the El Dorado County Draft Housing Element Amendment

Thank you for submitting your draft housing element amendment, received June 18, 1984, for our review. As you know, we are required to review draft housing element amendments and report our findings to the locality (Government Code Section 65585(b)). We are pleased to find that, in our opinion, the County's draft housing element, as proposed to be amended, is in compliance with State housing element law, including the update requirements (Article 10.6 of the Government Code).

These amendments address the comments in our June 8, 1984 review of the County's previous draft housing element amendment. In particular, we commend the County for including in this latest amendment specific programs to encourage the development of affordable rental housing. We again thank Liz Temple of your staff for her cooperation during our review and wish the County success in the implementation of its housing program. We are forwarding a copy of this letter to Northern California Legal Services, and the Department of Justice in accordance with their request under the Public Information Act.

Sincerely,

Ralph A. Qualls, Jr.
Chief Deputy Director

RAQ:SP:bt

ABSTRACT

HOUSING ELEMENT
COUNTY OF EL DORADO
1984

PURPOSE:

The primary purpose of this document is three-fold. First, the Element is prepared to ensure that safe and comfortable housing is provided for all economic segments of the County regardless of sex, age, race or other arbitrary factor (Government Code 65583 (c)). Secondly, the Element provides for local government coordination in addressing regional housing needs (Government Code 65584). Thirdly, the Element is prepared to comply with the State mandated update deadline of July 1, 1984 (Government Code 65588 (b)).

BACKGROUND:

State Law:

In September 1980, the Governor signed into law Article 10.6, of the California Government Code Section 65580 which detailed the content requirements and adoption criteria for local housing elements. Local government must establish quantified objectives for the construction, rehabilitation and conservation of housing units over a five year time period. The objectives must identify the existing housing needs of the jurisdiction, an analysis of which must be included as part of the element. In addition, the local government must provide a five year program of actions which it is undertaking or plans to undertake to achieve the identified objectives (Government Code 65583 (b)).

Time Frames for Review and Housing Element Revision:

The existing Housing Element, adopted in 1982, was a mandated update and was submitted to HCD for a period of 90 days during which time the agency had the opportunity to comment. Because this draft is a mandated first revision, 45 days prior to the adoption of the amendment, local government is required to submit a draft of the Housing Element to the State Department of Housing and Community Development (HCD) for review. Within this time-frame, HCD is required to comment and make findings as to compliance with State law. If HCD fails to comment within the specified time-frame, the local government may adopt the Housing Element without consideration of the State's comments. (Government Code 65585 (b)).

Adoption by El Dorado County:

Prior to adoption, the local government must address HCD's comments. NOTE: Comments received from HCD are advisory. (Government Code 65585 (d)).

Mandated Revision:

El Dorado County must revise the 1982 adopted Housing Element of El Dorado County by July 1, 1984 (Government Code 65588 (b)).

ABSTRACT (Cont.)

Housing Element, El Dorado County 1982

The existing Housing Element, El Dorado County, was submitted for review to HCD prior to its adoption on 1982. HCD, however, failed to comment within the legislated deadline and the Housing Element was adopted without incorporating HCD's comments.

STRUCTURE OF THE HOUSING ELEMENT:

The Housing Element is divided into six parts:

PART I contains the introduction which discusses the requirements of State law, the relationship of this Element to the rest of the County General Plan and finally, the role of public participation in the housing planning process.

PART II, which contains the Housing Plan, identifies the goals, objectives and programs the County is undertaking or plans to undertake to meet the existing and projected housing needs. PART II also contains a summary of the existing County housing programs.

PART III is an assessment of the existing and projected housing needs of the County including an examination of the constraints to meeting those needs.

PART IV portrays an overview of the housing characteristics of the Tahoe Basin. Unique factors exist within the Basin which cause a variety of housing problems. PART IV identifies those factors and examines the constraints which exist for providing housing within the Tahoe Basin.

PART V is the Appendix which contains supportive information for the document.

PART VI is the bibliography of the information, outside of 1980 Census data that was used in the preparation of the text.

CONTENT AND SCOPE OF THE HOUSING ELEMENT:

The Housing Element of El Dorado County satisfies the requirements of State law by including within the text:

1. an assessment of the housing needs, resources and constraints to meeting those needs (PART III, IV);

2. a statement of the County's goals, quantified objectives (page 34, Regional Housing Needs), and policies relative to the maintenance, improvements and development of housing (PART II, III);

3. a program which sets forth a five year schedule of actions the County plans to undertake or is undertaking to implement the objectives of the Housing Element.

The Housing Element incorporates the Standards for Statutory Review as published by the State Department of Housing and Community Development. The conclusions of the analysis are included below. In addition, the remainder of the analysis is found within the document on the noted pages.

ABSTRACT (Cont.)

Existing Housing Needs:

1. Level of Payment Compared to the Ability to Pay (Section 65583 (a)(2)): Overpayment is measured as the number of lower income households at or below 80% of the area's median income who are paying more than 25% of their income for housing. El Dorado County has a relatively high rate of overpayment. Between 75% and 90% of low income renter households and between 58% and 75% of owner-occupied housing units experience some level of overpayment. On the western slope, Census Tracts 311 and 315 have the highest percentages of overpayment 72.5% and 71.4%, respectively. The highest rates of overpayment within the County occur in the Tahoe Basin where 90% renter and 75% lower income owner-households pay greater than 25% of their income for housing (pages 20-21).

2. Special Housing Needs (Section 65583 (a)(6)): Certain groups within the County have difficulty finding affordable housing by virtue of age, disability, employment, etc. Roughly 30% of the County population fall into these categories. Briefly, the groups experiencing the greatest problems are:

   a. the elderly;
   b. the disabled;
   c. single heads-of-household
   d. low wage gaming and service employees;
   (pages 21-23)

3. Overcrowding (Section 65583(a)(2)): A housing unit is overcrowded if it contains more than 1.01 persons per room. In 1980, 7.7% of all housing units were overcrowded with the greatest incidence of overcrowding occurring in the Tahoe Basin. (Page 23)

4. Housing Condition (Section 65583 (a)(2)): An analysis of the 1980 Census, pertaining to housing unit age reveals that the majority of the housing units in the County have been constructed since 1970. The age of the unit is a determining factor in analyzing the overall condition of the unit. Census tracts 308, 309 and 314 collectively have the greatest number of newly constructed homes. This factor reflects the high growth rate that took place between 1970 and 1980 in the western portions of the County. From this data it does not appear that the County is experiencing any severe problems with substandard units. We should note, however, that in the rural, more established areas of the County, substandard units may exist that have not been substantially documented due to locational difficulties. (Page 31, Housing Profile, included on pages 23-32)

Projected Housing Needs:

1. Population and Employment Trends (Section 65583 (a)(1)):
   The Department of Finance estimates that the population of the County will reach 130,000 by 1990. The most rapid growth appears to be occurring in Census Tracts 306, 307, 308 and 309. The median age of the County in 1980 was 29.5. Roughly 10% of the County population is over the age of 65. (pages 32-33)

ABSTRACT (Cont.)

Projected Housing Needs: (cont.)

The Economic Development Department (EDD) makes the following predictions concerning labor force trends for 1984: (page 34)

a. El Dorado County wage and salary employment is expected to increase;
b. Service, trade and retail will experience a moderate increase;
c. Job losses will be concentrated in governmental divisions;
d. Some impact will be felt due to the temporary closure of Highway 50.

2. Reduction in the Supply of Existing Affordable Housing (Section 65583 (c)(4): The most common causes of reduction of affordable housing are condominium conversions and demolition due to redevelopment. To date, El Dorado County is not experiencing any signficant trends towards condo conversion. A moratorium on new subdivisions within the Tahoe Basin has prohibited any conversions on the eastern slope. In addition, a redevelopment proposal for the Diamond Springs area was rejected by the Board of Supervisors in 1983. Both the City of Placerville and the City of South Lake Tahoe have formed redevelopment agencies (page 35)

3. Share of the Regional Housing Need (Section 65584): In 1983, El Dorado County was designated as a General Housing Market Area for the Sacramento region. With this designation came the requirement to provide a share of the regional housing need. The Sierra Planning Organization developed a regional allocation plan for all the jurisdictions within its area. Under the allocation scheme, El Dorado County (unincorporated) is expected to provide 257 very low income units, 176 other low income units, 203 moderate income units and 247 above moderate income units by 1990. We note here that this allocation is advisory. El Dorado County is utilizing the SPO allocation as the mandated quantified housing objective for the five year housing program. (pages 35-37)

LAND INVENTORY (Section 65583 (a)(3)):

The rural character, recurring land changes and overall size of the County makes a detailed inventory of vacant residential sites difficult. In an attempt to identify some vacant sites suitable for residential development, the County Data Processing Department and the Planning Department prepared a vacant land inventory (February 1984) using the Property Management computer file. This study identified vacant sites by parcel book and census tract. Census Tracts 307, 308, 314 and 306 have the greatest number of vacant residential parcels that are less than 2.5 acres. Tracts 306 and 314 have the greatest number of parcels that are greater than 2.5 acres. Parcel sizes larger than 2.5 acres are not necessarily conducive to providing affordable housing opportunities. *The implementation program 4E (expansion of the computer files, fiscal year 84-85) will create a clearer picture of the land available for residential development. (pages 37-40)

ABSTRACT (Cont.)

Constraints (Section 65583 (a)(4) and (5):

This section analyzes the non-governmental (market) and governmental constraints which exist to provide housing in El Dorado County. Non-governmental constraints include:

1) The supply and demand for housing;
2) The cost of money, high interest rates;
3) The return on the investment.

Governmental constraints most often cited as causes towards rising housing costs are:

1) Long Range Planning documents which limit the availability of residential sites;
2) The increasing level of required improvements for new subdivisions;
3) Inflexibility of local zone codes;
4) The lengthy permit approval process;
5) The capacity of local services, i.e., sewer, water, circulation, fire protection, etc.

(pages 40-49)

Energy Conservation (Section 65583 (a)(7)):

High energy costs contribute to the rising cost of housing. Currently, only one developer, Roy Carter, Inc., is offering local solar collector systems on new residences. In addition, there are several firms providing solar collector installation. (pages 50-51)

Existing programs which the County is currently pursuing to alleviate energy related housing costs are included in PART II. (pages 16-19)

FINDINGS - OVERVIEW OF EXISTING CONDITIONS:

The following findings were made with regard to existing County conditions:

1) The private sector is the principle resource for the provision of housing in El Dorado County.
2) The rural character of the County does not economically support the extensive and expensive infrastructure .
3) Specific housing needs reflect the overpayment of lower income households, the limited availability of rental units, and the restrictions of residential units within the Tahoe Basin.
4) Quantitative objectives for the Housing Program have been determined under the Sierra Planning Organization's Draft Regional Allocation Plan. For all income levels, additional housing units constructed should be targeted towards the following income groups:

- 25% very low income (less than $8,761/year)
- 16% low income ($8,762-$14,017/year)
- 23% moderate income ($14,018-$21,026/year)
- 36% above moderate income (greater than $21,026/year)

5) Mitigation fees and mitigation measures are used in conjunction with the development of housing to supplement needed public services. The fees cause an increase in the cost of housing in El Dorado County.
6) Constraints exist in the Tahoe Basin which cause a limitation on the development of housing to occur.
7) The provision of services such as sewer, water and fire protection lie outside the jurisdiction of the Board of Supervisors.
8) Development is taxing the existing service capacities. Ways of expanding the facilities to accommodate this increasing demand must be found if the development trend continues.
9) As older areas enter a transitional stage of residential conversion to commercial or high density residential use, substantial on and off-site improvements must be made.
10) The prevailing attitude among many new County residents is to oppose high density residential development.
11) To date, maintaining jobs/housing balance has not been a major County issue.
12) The supply for land for major industrial and commercial areas has been increasing in recent years. With the recent availability of commercial and industrial sites within industrial parks, more firms may choose to locate in El Dorado County.

HOUSING ELEMENT GOALS:

A. Promote a variety of housing opportunities by type, tenure, price and neighborhood character to assure the availability of decent housing within a suitable residential environment for all residents regardless of income, race, sex or other arbitrary factor.

B. Provide a quality residential environment by maintaining and improving the existing housing stock and community character through removal, conservation and rehabilitation.

C. Provide adequate housing sites suitable for residential development of all types, that are properly located and timed in response to environmental constraints, community facilities and adequate public services.

SUMMARY OF THE HOUSING PROGRAMS:

The housing programs are identified with specific County objectives. The intent of the programs is to direct actions towards meeting both the regional share of the housing need and the existing housing needs of the County. For this reason, 75% of the programs are scheduled to be implemented within the first three years of the five year Housing Plan. The remaining 25% represent programs already in force or programs which act to monitor the effectiveness of the Housing Plan and are implemented on a continuous basis. A summary of the housing programs, objectives and implementation schedule is included for review on pages 8-11 of this Abstract.

Also included in PART II is a summary of the programs of the County is currently undertaking to provide affordable housing opportunities for all economic segments of the population. Since 1980, the County has moved substantially forward in housing provisions. The Community Programs Department currently administers six Housing Assistance and Weatherization programs. In addition, the County adopted three affordable housing ordinances between 1979 and 1983; the Planned Unit Development District, Mobilehomes on Residential Property, and Second Residential units. A self-help housing program has been in existence since 1983 and plans are underway to construct a 132 bed, 150 unit Senior Citizens Center and Nursing Home facility. The County also participates in the Mortgage Revenue Bond program. In 1983, $4,025,000 in tax exempt revenue bonds were issued in El Dorado County.

State law recognizes that meeting the total housing needs of the County may exceed available resources and the County's ability to satisfy the housing need. Under these circumstances, the quantified objectives may not be identical to the identified housing needs, but rather establish the maximum number of units that can be rehabilitated, constructed or conserved. Because of the difficulty in accurately quantifying housing need objectives, this element is utilizing the Regional Housing Allocation for the mandated quantified objectives of the Housing Element.

CONCLUSION:

Upon adoption, this Element will reflect compliance with the requirements for housing elements outlined in Government Code Section 65580-65589. This Element has been prepared pursuant to the standards published by the State Department of Housing and Community Development, General Plan Guidelines. In addition, comments received from HCD in January 1982 have been considered and included in part of this document.

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1980 Census of Population

SEISMIC SAFETY

AND

SAFETY ELEMENTS

OF THE GENERAL PLAN

EL DORADO COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

EL DORADO COUNTY

DEPARTMENT *of* PLANNING

County Office Center
360 Fair Lane
Placerville, California 95667
(916) 626-2438

Offices of The:
Planning Commission
Recreation Commission
Local Agency Formation Commission
Local Transportation Commission
Zoning Administrator

A D D E N D U M

SEISMIC SAFETY AND SAFETY ELEMENTS

TO WHOM IT MAY CONCERN:

The following dates and resolution numbers reflect the time at which action was taken by the El Dorado County Board of Supervisors.

The official file containing all of the background information for the formulation of the Element is on file with the El Dorado County Planning Department. The final Environmental Document and associated notices and correspondence are also on file at the El Dorado County Planning Department.

DATE: July 8, 1982

ADOPTED: August 1979 (Date) 178-A79 (Resolution #)

Kenneth L. Milam
Planning Director

Adopted: April, 1977
1st Revision: December, 1978
2nd Revision: August, 1979

KLM:JR:kc

SEISMIC SAFETY AND SAFETY ELEMENTS

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INTRODUCTION

The California State Legislature in 1971 mandated all counties and cities to adopt safety and seismic safety elements as part of their general plans (Government Code Section 65302 et seq.). Due to similarity of concerns, this document incorporates both the Safety and Seismic Safety Elements in this one text.

The Seismic Safety Element hazards identified and appraised are as follows:

1. Seismic: faults, earthquakes, liquefaction and ground movement.
2. Geologic: erosion-sedimentation, expansive soils, subsidence and volcanic activity.
3. Flooding

The Safety Element, as stated in Section 65302.1 of the Government Code, is for the protection of the community from fires and geologic hazards, including features necessary for such protection. These features include: evacuation routes, peak load water supply requirements, minimum road widths, clearances around structures, and mapping in areas of known geologic hazards.

There is an emergency services section which applies to each of the two elements.

This document is an amendment and revision of the currently adopted elements, designed to fulfill the State requirements for each element and to educate the public as to the existing safety hazards, as well as to inform the public and government of their obligations in emergency situations.

Consideration of both seismic and safety hazards in the planning process shall hopefully reduce loss of life, injuries, damage to property and dislocations of the social and economic fabric of the county.

Throughout these two documents, the terms "risk" and "hazard" will be used interchangeably, since they are synonymous.

These documents will help to define where the safety risks are located, their severity and possible mitigating measures. It is the public's responsibility to define those risks (hazards) which they feel are acceptable and those that are not. The State of California General Plan Guidelines have defined three kinds of risks. They are:

Acceptable Risk: The level of risk below which no specific action by local government is deemed to be necessary.

Unacceptable Risk: The level of risk above which specific action by government is deemed to be necessary to protect life and property.

Avoidable Risk: Risk not necessary to take because individual or public goals can be achieved at the same or less total "cost" by other means without taking the risk. (If a risk can be avoided or reduced without any additional costs, then it is also an unacceptable risk).

The above risks should be determined with maximum citizen input. In making this determination, the appropriate planning response to a potential hazard involves a judgement of an acceptable risk. There is no such thing as a perfectly hazard-free environment. Natural and man-made hazards of some kind and degree are always present. However, efforts can be productively undertaken to try to mitigate the consequences of Unacceptable Risk.

The implementation of Proposition 13 through SB154 reduced the

funding available to special districts and the County as a whole. This has resulted in a reduction in personnel available for emergency services and made the purchase of replacement equipment in some cases, impossible.

As a result of this, any unacceptable risks must be very closely examined so that the available funds can be spent where they will do the most good.

GEOLOGY OF EL DORADO COUNTY

El Dorado County is underlain predominantly by crystalline rocks of Mesozoic and Paleozoic age. Metasediments of the Palezoic Calaveras group underlie nearly a third of the County, and granitic rocks roughly another third. Jurassic metasediments and metavolcanics and Tertiary volcanic and detrital rocks underlie most of the remaining area. The strongly folded Palezoic and Mesozoic metamorphic rocks, together with the granitic rocks and serpentine intruding them, have been conveniently grouped together under the term "Bedrock Series." The Tertiary rocks, which have been laid down upon the upturned edges of the older metamorphic rocks, are commonly grouped together under the term "Superjacent Series." The Superjacent Series is generally flat-lying or else very gently dipping in contrast to the steeply dipping Bedrock series.

Structure of the metamorphic and intrusive igneous rocks making up the Sierran bedrock complex is not always clear. Structure sections accompanying the U.S. Geological Survey folios for El Dorado County show a series of beds of metamorphic rocks with continuous easterly dips broken only by intrusions. However, the metamorphic beds actually are a complicated series of folds that have been heavily faulted. By separating the Amador group, Taliaferro has been able to work out the intricate structure of the bedrock west of the Mother Lode in southwestern El Dorado County along the Cosumnes River. The repetition of beds of Mariposa slate and greenstone, especially north of Placerville, are results of this intricate folding.

The Mother Lode vein system was formed in fissures that developed within a zone of reverse faulting. The zone trends north and in El Dorado County is in Mariposa slate. In most areas the displacement is unknown, but to the south in the upper part of the Argonaut mine in Amador County, the measured displacement of beds along the fault fissure is 120 feet. At Garden Valley, the Mother Lode system splits into two branches, one extending north through Georgetown and the other northwest through Greenwood. The ultrabasic intrusions, which now are largely serpentinized, trend north-northwest and reflect the major structural trend of the region. The acidic batholithic masses were intruded after the beds had been folded.

Major faulting along the east flank of the Sierra Nevada has had a profound influence on the later geologic history of the County. Faulting occurred on the east flank during the end of the Miocene and at the beginning of the Pliocene epoch, and the Sierra Nevada was elevated and became asymmetrical in form with a broad western slope and a short eastern slope. Between this fault zone and the Carson Range in Nevada a section sank, forming the basin now partly occupied by Lake Tahoe. During the end of the Pliocene and beginning of the Pleistocene this deformation was renewed on a major scale.

ROCK UNITS

Calaveras Group (Carboniferous to Permian) - The Calaveras group is an undifferentiated suite of metamorphic rocks ranging chiefly from Carboniferous to Permian in age - - the oldest known rocks in the county. It is found in two general areas, one east and one west of the Mother Lode. East of the Mother Lode, it consists of a succession of beds of black clay slate, metemorphosed sandstones, quartzite, and mica schist with scattered lenses of crystalline limestone.

West of the Mother Lode the succession consists of highly compressed black slate and sandstone with some chert and meta-chert, and several limestone lenses. Coral and crinoid debris is present in portions of the limestone. Several small tactite bodies have been developed in rocks of the Calaveras group.

Undifferentiated Metamorphic Rocks (Triassic to Jurassic) - West and southwest of Lake Tahoe on both sides of the Sierran crest are detached masses of slate, schist, quartzite, and greenstone. Because of their position in what is possibly a continuation of the Sailor Canyon formation which lies to the north, these rocks have been classified as Triassic to Jurassic in age.

Greenstone and Metasediments (Partly Upper Jurassic) - This group occupies an extensive part of the west portion of El Dorado County. It includes rocks which have been mapped as amphibolite, metadiabase, and hornblende porphyrite, as well as rocks of the Amador group of Upper Jurassic age. The type section of the northern part of the Amador group crops out along the Cosumnes River in southwestern El Dorado County. It is divided into two formations, the Cosumnes below and Logtown Ridge above. The Cosumnes formation consists of sheared sandstone, slate, and a thick basal conglomerate. The Logtown Ridge formation is composed of massive porphyritic augite andesite and coarse andesitic agglomerate.

Mariposa Formation (Upper Jurassic) - The Mariposa formation crops out as a north-trending belt that passes through Placerville, and as a northwest-trending belt along the west border of the county. The formation consists of dark clay slate in uniform and nearly vertical beds. Small cross-bedded sandstone lenses are found locally in the slate.

Auriferous Gravels (Tertiary) - The most extensive gold-bearing gravel deposits of Tertiary age in the county are those of the Tertiary South Fork of the American River in the Placerville area. The gravel is composed of pebbles and boulders of quartz, chert, granitic and volcanic rocks interbedded with clay and sand. Considerable amounts of placer gold are present near or at the base of these deposits.

Valley Springs Formation (Middle (?) Miocene) - Flat or nearly flat beds of the Valley Springs formation are found in and east of Placerville. They consist predominantly of light to buff-colored rhyolite tuff. The tuff usually is fine grained and contains small crystals of black biotite. Smaller amounts of breccia, conglomerate, and siltstone are present.

Mehrten Formation (Upper (?) Miocene and Pliocene (?)) - The Mehrten formation, occupying many of the interstream ridges in the east-central portion of the county, consists cheifly of volcanic debris composed of boulders, cobbles, pebbles, and, in some places, angular fragments of porphyritic andesite mingled with volcanic ash and some sandy detritus of non-volcanic origin. A few flows of massive andesite are exposed in the eastern portion of the county.

Basalt (Pleistocene) - Several lava flows of early Pleistocene age cap some of the ridges in eastern El Dorado County. They are composed of dark fine-grained olivine basalt.

Glacial Moraines (Pleistocene) - Extensive moraines deposited by pleistocene glaciers are west and south of Lake Tahoe. They are composed of exceedingly rough angular boulders of all sizes mixed with sand and gravel and finer detritus.

Alluvium (Quaternary) - Sand and Gravel deposited in lake beds, and sand, silt, and gravel in and adjacent to present stream channels make up the Quaternary alluvial deposits.

Serpentine and Associated Rocks - In the western portion of the county are a number of north to northwest-trending serpentine bodies. Present in them are smaller amounts of pyroxenite, peridotite, and dunite, and it is from these rocks the serpentine is derived. Considerable amounts of gabbro, which is associated with serpentine are present in some areas. These rocks were intruded prior to the emplacement of the granitic rocks.

Granitic Rocks - Extensive bodies of granitic rock occupy much of the eastern portion as well as several areas in the western portion of the county. Granodiorite is the predominant rock type. However, Granite, diorite, and quartz porphyry as well as rocks that have been classified as gabbrodiorite by Lindgren and Turner are included in this group.

GEOLOGIC HISTORY

During late Paleozoic time, El Dorado County was covered by a vast open sea. Large amounts of sediments that later gave rise to the various metamorphic rocks of the Calaveras group were deposited. These included mud, sand, calcareous ooze, and chemically deposited silica containing manganese. Toward the end of the Paleozoic era, a crustal disturbance destroyed part of the sea basin, partially folded the sedimentary rocks, and created a land area of unknown extent. The sea again advanced over what is now the Sierra Nevada. Toward the end of the Jurassic period sedimentary and volcanic rocks including pillow basalts and breccias were deposited at the bottom of this sea. Part of this series is commonly called the Amador group. Marine deposition of fine-grained sediments of the Mariposa formation followed. In late Jurassic time, orogenic processes completely changed the character of the Sierra Nevada. There was an almost complete withdrawal of the sea. The already folded Paleozoic rocks and nearly flat-lying Mesozoic rocks were intensely folded and faulted into a series of northwest-trending folds, and the rocks themselves were meta-morphosed. Fine-grained sedimentary rocks were changed to slate, siliceous sediments to quartzites and metacherts, volcanic rocks to amphibolite and chlorite schist and greenstone, and calcareous sediments to crystalline limestone. Before the complete destruction of the sea basin, the area was intruded by ultrabasic rocks. Chromite, which was present in the ultrabasic rocks, was concentrated by magmatic segregation. Most of these rocks subsequently were altered to serpentine. Soon afterward a sequence of granitic rocks was emplaced on a major scale beginning with the more basic types and followed by the

more acidic varieties. Copper and zinc were deposited in what is now the lower Sierran foothills. Gold and silver with some copper and lead were deposited in quartz veins deep within the folded crust. Some tungsten and copper deposits were formed in contact metamorphic zones near the border of the granitic bodies.

A very long period of erosion followed during Cretaceous time. The rocks lying above the gold deposits were stripped away, and the gold-bearing veins themselves were cut deeply. The elevation of the old Sierra Nevada was greatly reduced, and broad river valleys developed. Near the end of the Cretacious period, the sea advanced again to the west margin of the ancestral Sierra Nevada. Thin marine deposits of Cretaceous age lie just to the west of El Dorado County.

By Eocene time, the Sierra Nevada had been worn down greatly. The climate at this time was subtropical, and there was much chemical decay of the bedrock. Deposits of clay, quartz, sand, and lignite were formed along the margins of the Eocene sea west and south of El Dorado County. Gold and other weather-resistant material, such as quartz pebbles from the veins, were concentrated in streams as placer deposits. Some of these Eocene placers were unusually rich in gold.

Volcanic activity began in the Sierra Nevada at or near the close of the Eocene epoch. Rhyolite ash fell in the lower elevations, while higher up in the mountains both flows and ash falls were deposited. The stream channels were choked and the drainage system completely changed. The new stream channels that developed were characterized by deposits containing abundant rhyolite pebbles. These deposits are known as the "inter-rhyolite gravels". After the close of the emission of rhyolite, the volcanoes began to emit andesitic lavas.

Only near the summit of the range are massive andesite flows found, the greater part of the Sierran slope being covered by extensive mud flows, the first containing sands and clays, the latter containing great quantities of andesite fragments. The streams again were forced into new channels, depositing what is known as the "interandesitic gravels." These inter-volcanic channels commonly were leaner in gold than the Eocene channels. Volcanic activity reached its climax in late Miocene or early Pliocene times.

The basin now partly occupied by Lake Tahoe developed as a depressed fault block by dislocations occurring during Miocene-Pliocene times. Two principal faults, one east and one west of the lake evolved. Several times in the past Lake Tahoe was of greater size and depth than it is now.

In late Pliocene or early Pleistocene time, the Sierra Nevada was re-elevated on a major scale. This was accomplished by faulting along the east flank. The west-flowing rivers and streams cut deep canyons in the newly uplifted area and removed much of the volcanic cover. The Tertiary channel deposits were exposed and subjected to erosion. Stripping of the gold lodes continued. Glaciers appeared in the higher elevations of the Sierra during the Pleistocene epoch. In El Dorado County they occupied extensive areas west and south of Lake Tahoe and elaborately carved the topography of this region. Echo, Fallen Leaf, and Loon Lakes were formed by glacial action. The glaciers retreated in early Recent time, and the present climate and topographic features developed. (From: Mines and Mineral Resources of El Dorado County, California; Reprinted from the California Journal of Mines and Geology, Volume 52, Number 4, Pages 369-591, October, 1956)

SEISMIC HAZARDS
GEOLOGIC HAZARDS

GOALS: To protect the lives and property of the citizens of El Dorado County from unacceptable risk resulting from seismic and geologic hazards.

POLICIES:

1. Maintain strict enforcement of seismic safety standards as set forth in the El Dorado County Building Code.
2. Require all future developments to utilize available seismic data and recommendations as set forth in the Seismic Safety Element.
3. Encourage the use of Seismic Safety Element data in the preparation of future environmental impact reports.
4. Require studies prepared to determine the exact location of a fault prior to permitting construction of major structures.
5. Cooperate with and encourage federal, state, and other local jurisdictions to research seismic hazards and develop programs to mitigate such hazards.
6. Require both soils and geologic reports for construction in potential seismic problem areas.
7. Review existing Emergency Services Plan to insure adequacy in handling seismic occurrences.
8. Include in the development of community area plans, conderation of the existing circulation patterns to assure the best emergency access to and from areas proposed for higher density.
9. Update this Element when the Corps of Engineers, and Bureau of Reclamation complete their study of the "Sierra Shear Zone", and periodically there after.

10. Continue to evaluate the Lake Tahoe area due to the high potential for earthquake related hazards such as liquefaction, landslides and snowslides.

BACKGROUND MATERIAL

A major portion of the information contained in the seismic and geologic hazard sections of this document were taken from two sources: Urban Geology-Master Plan for California, Bulletin 198, California Division of Mines and Geology, Sacramento, California, 1973, and Natural Hazards of the Lake Tahoe Basin, California-Nevada (Study), Tahoe Regional Planning Agency, 1974. Supplemental information was gleaned from various other publications of the California Division of Mines and Geology. Additionally, the adopted Seismic Safety Elements of the cities of South Lake Tahoe and Placerville have been reviewed and considered in the preparation of this document.

FAULTS

The Provisional Fault Map of California indicates that there are no faults within the County with recognized quaternary (last 3 million years) movement. This is not proof that active faults do not exist in this County but only that there have been none identified and mapped. Based on previous studies, the T.R.P.A. (Tahoe Regional Planning Agency) study "Natural Hazards of the Lake Tahoe Basin" (1974) concludes that the Basin is located in a region of active and potentially active faults.

As a result of the recent Oroville earthquakes and of the increasing concern over the possibility of historically inactive faults becoming "active", the U.S. Army Corps of Engineers and the U.S. Department of Interior, Bureau of Reclamation, are presently making indepth studies of the Melones Fault and the Sierra Shear Zone Areas. These studies encompass nearly all of the known significant faults on the western slope of El Dorado County. Since this information will not be available

prior to the State-mandated adoption of this element, these faults should be considered to be potentially active. In addition, when this information does become available, this element should be updated to accurately reflect this information.

EARTHQUAKE SHAKING

Richter Scale - Earthquakes are measured on two separate scales. The first of these, energy (magnitude) is based on instrument records and is measured on the Richter Magnitude Scale. This scale starts with 1.0 and has no maximum limit. The scale is logarithmic and therefore an earthquake with a magnitude of 2.0 is 10 times the magnitude (30 times the energy) as one with a magnitude of 1.0. The largest recorded earthquakes in the world have not exceeded 8.9 on this scale. This scale was first used in 1935, and by using previous records, magnitudes were assigned to earthquakes back to the early 1900's.

The Modified Mercalli Scale - This scale (figure 1) is divided into 12 levels of intensity which are generally subjective, based on personal observations of people who felt the earthquake. Earthquakes which appear in early written history can be assigned a level based on the accounts.

Maximum Intensity - The preliminary map of maximum expectable earthquake intensity (figure 2) indicates that El Dorado County falls into all three severity zones. Approximately the western half of the County is in Zone I (Low Severity), the Tahoe Basin is in Zone III (High Severity) and the middle one-fourth is in Zone II (Moderate Severity). This is different from the Uniform Building Code which places the entire County into their Zone III, which corresponds in intensity to the upper portion of Zone II and above.

Modified Mercalli scale of earthquake intensities.

THE MERCALLI INTENSITY SCALE

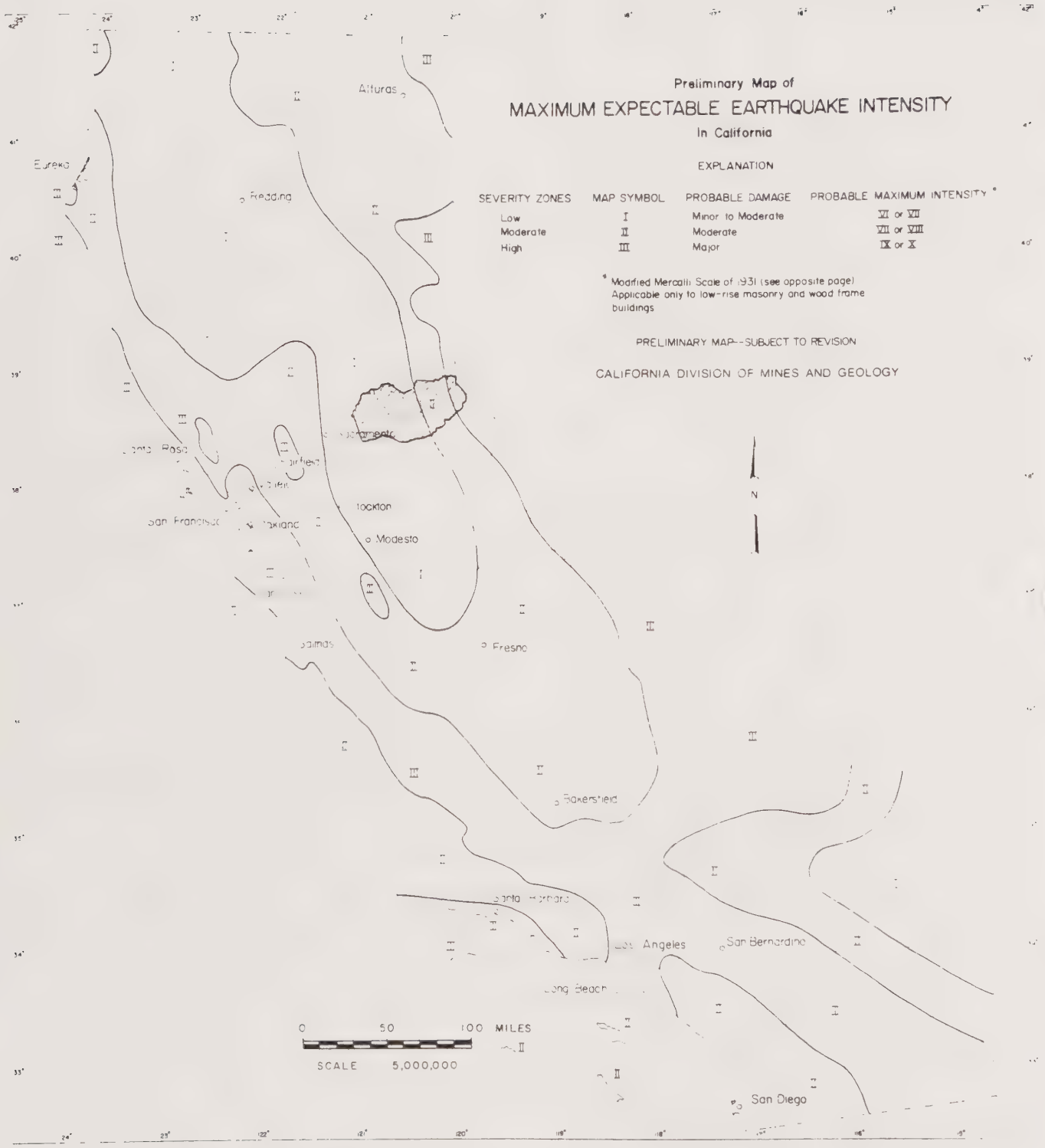
(As modified by Charles F. Richter in 1956 and rearranged)

If most of these effects are observed	*then the intensity is:*
Earthquake shaking not felt But people may observe marginal effects of large distance earthquakes without identifying these effects as earthquake-caused. Among them trees, structures, liquids, bodies of water sway slowly, or doors swing slowly.	*I*
Effect on people: Shaking felt by those at rest, especially if they are indoors, and by those on upper floors.	*II*
Effect on people: Felt by most people indoors Some can estimate duration of shaking. But many may not recognize shaking of building as caused by an earthquake; the shaking is like that caused by the passing of light trucks	*III*
Other effects: Hanging objects swing. *Structural effects.* Windows or doors rattle Wooden walls and frames creak.	*IV*
Effect on people: Felt by everyone indoors. Many estimate duration of shaking. But they still may not recognize it as caused by an earthquake. The shaking is like that caused by the passing of heavy trucks, though sometimes, instead, people may feel the sensation of a jolt, as if a heavy ball had struck the walls *Other effects:* Hanging objects swing. Standing autos rock. Crockery clashes, dishes rattle or glasses clink. *Structural effects:* Doors close, open or swing. Windows rattle.	*V*
Effect on people: Felt by everyone indoors and by most people outdoors. Many now estimate not only the duration of shaking but also its direction and have no doubt as to its cause. Sleepers wakened *Other effects:* Hanging objects swing. Shutters or pictures move. Pendulum clocks stop, start or change rate. Standing autos rock. Crockery clashes, dishes rattle or glasses clink. Liquids disturbed, some spilled. Small unstable objects displaced or upset *Structural effects:* Weak plaster and Masonry D* crack. Windows break. Doors close, open or swing.	*VI*
Effect on people: Felt by everyone. Many are frightened and run outdoors. People walk unsteadily. *Other effects:* Small church or school bells ring Pictures thrown off walls, knicknacks and books off shelves. Dishes or glasses broken. Furniture moved or overturned. Trees, bushes shaken visibly, or heard to rustle. *Structural effects:* Masonry D* damaged; some cracks in Masonry C* Weak chimneys break at roof line. Plaster, loose bricks, stones, tiles, cornices, unbraced parapets and architectural ornaments fall Concrete irrigation ditches damaged.	*VII*
Effect on people: Difficult to stand. Shaking noticed by auto drivers. *Other effects:* Waves on ponds, water turbid with mud. Small slides and caving in along sand or gravel banks. Large bells ring. Furniture broken. Hanging objects quiver	
Structural effects: Masonry D* heavily damaged, Masonry C* damaged, partially collapses in some cases; some damage to Masonry B*, none to Masonry A*. Stucco and some masonry walls fall. Chimneys, factory stacks, monuments, towers, elevated tanks twist or fall. Frame houses moved on foundations if not bolted down; loose panel walls thrown out. Decayed piling broken off.	*VIII*
Effect on people. General fright People thrown to ground *Other effects:* Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep slopes Steering of autos affected. Branches broken from trees *Structural effects.* Masonry D* destroyed, Masonry C* heavily damaged, sometimes with complete collapse; Masonry B* is seriously damaged General damage to foundations Frame structures, if not bolted, shifted off foundations Frames racked Reservoirs seriously damaged. Underground pipes broken.	*IX*
Effect on people. General Panic *Other effects:* Conspicuous cracks in ground In areas of soft ground, sand is ejected through holes and piles up into a small crater, and, in muddy areas, water fountains are formed *Structural effects:* Most masonry and frame structures destroyed along with their foundations Some well-built wooden structures and bridges destroyed Serious damage to dams, dikes and embankments Railroads bent slightly.	*X*
Effect on people. General panic *Other effects.* Large landslides Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land *Structural effects:* General destruction of buildings Underground pipelines completely out of service Railroads bent greatly.	*XI*
Effect on people. General panic *Other effects:* Same as for Intensity X *Structural effects* Damage nearly total, the ultimate catastrophe *Other effects.* Large rock masses displaced Lines of sight and level distorted Objects thrown into air	*XII*

* Masonry A Good workmanship and mortar reinforced designed to resist lateral forces
Masonry B Good workmanship and mortar, reinforced
Masonry C Good workmanship and mortar, unreinforced
Masonry D Poor workmanship and mortar and weak materials like adobe

From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 1973

FIGURE 2



From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 1973

Except for highways and bridges, nearly all the residential construction in the County takes place in the Western half (Zone I) or the Tahoe Basin (Zone III), although several dams have been constructed within Zone II to impound water for residential, recreational, or power generating purposes.

The severity and type of ground shaking and the impact of ground shaking on structures depend on several factors, including:

1. Magnitude of the earthquake.
2. Depth of focus.
3. Distance from causative fault.
4. Duration of shaking.
5. Local soil and groundwater conditions.
6. Relationship between the fundamental period of a structure and the predominant period of ground vibration.
7. Design of the building or structure.
8. Quality of materials and workmanship used during construction.

BEDROCK ACCELERATION

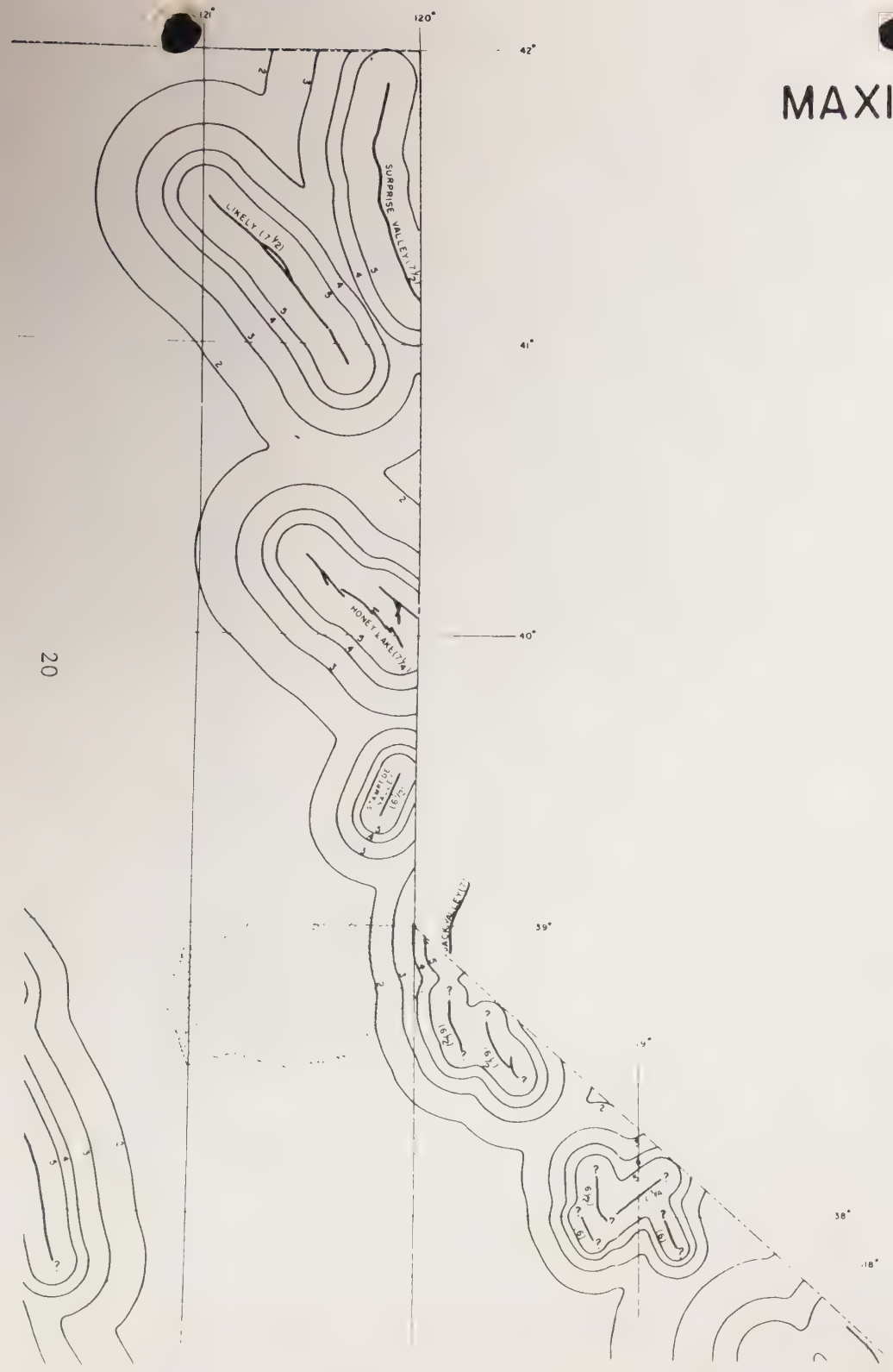
Figure 3 indicates the maximum credible rock acceleration map. (Greensfelder, 1974). According to the accompanying literature, this map was prepared by assigning a maximum probable earthquake magnitude to selected faults, and then by using a set of curves relating peak acceleration in rock, distance from the fault and magnitude, peak rock acceleration values were plotted and contoured. As indicated by the map, no western slope faults were selected because of their lack of quaternary movement.

SEICHES

A seiche (water wave within a closed or restricted body of water) could be produced in any of the County's lakes by an earthquake. A small (0.4 foot) wave surge was reported on Lake Tahoe during the 1966 Truckee earthquake.

FAULT DISPLACEMENT

Fault displacement which occurs either suddenly during an earthquake or as slowly as creep is a characteristic of active faults. The map or historic and quaternary fault displacement (figure 4) does not indicate this to be a problem in this County. Vertical displacement of a lake bottom could easily produce a wave which would inundate areas around its perimeter and top its dam.



MAXIMUM CREDIBLE ROCK ACCELERATION FROM EARTHQUAKES IN CALIFORNIA

ROGER GREENSFELDER - CALIFORNIA DIVISION OF MINES AND GEOLOGY

1972

REVISED AUGUST, 1974

LEGEND

POTENTIALLY ACTIVE FAULTS



Approximately located

Number in parentheses is the maximum expected earthquake magnitude for the fault

Lines and arrows divide the San Andreas fault into four tectonic sections

Queries at the ends of a fault indicate lack of strong evidence for its activity

BEDROCK ACCELERATION CONTOURS

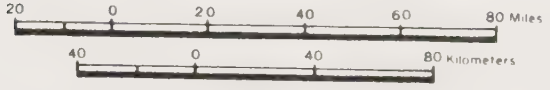


Units are decimal fractions of the acceleration of gravity, from .2g to .5g

PREDOMINANT PERIOD OF BEDROCK ACCELERATIONS

Acceleration range	Predominant period
≥0.2g	0.35 seconds
0.1-0.2g	0.40 "
0.05-0.1g	0.50 "

Mean duration of motion ≈ 20-30 seconds

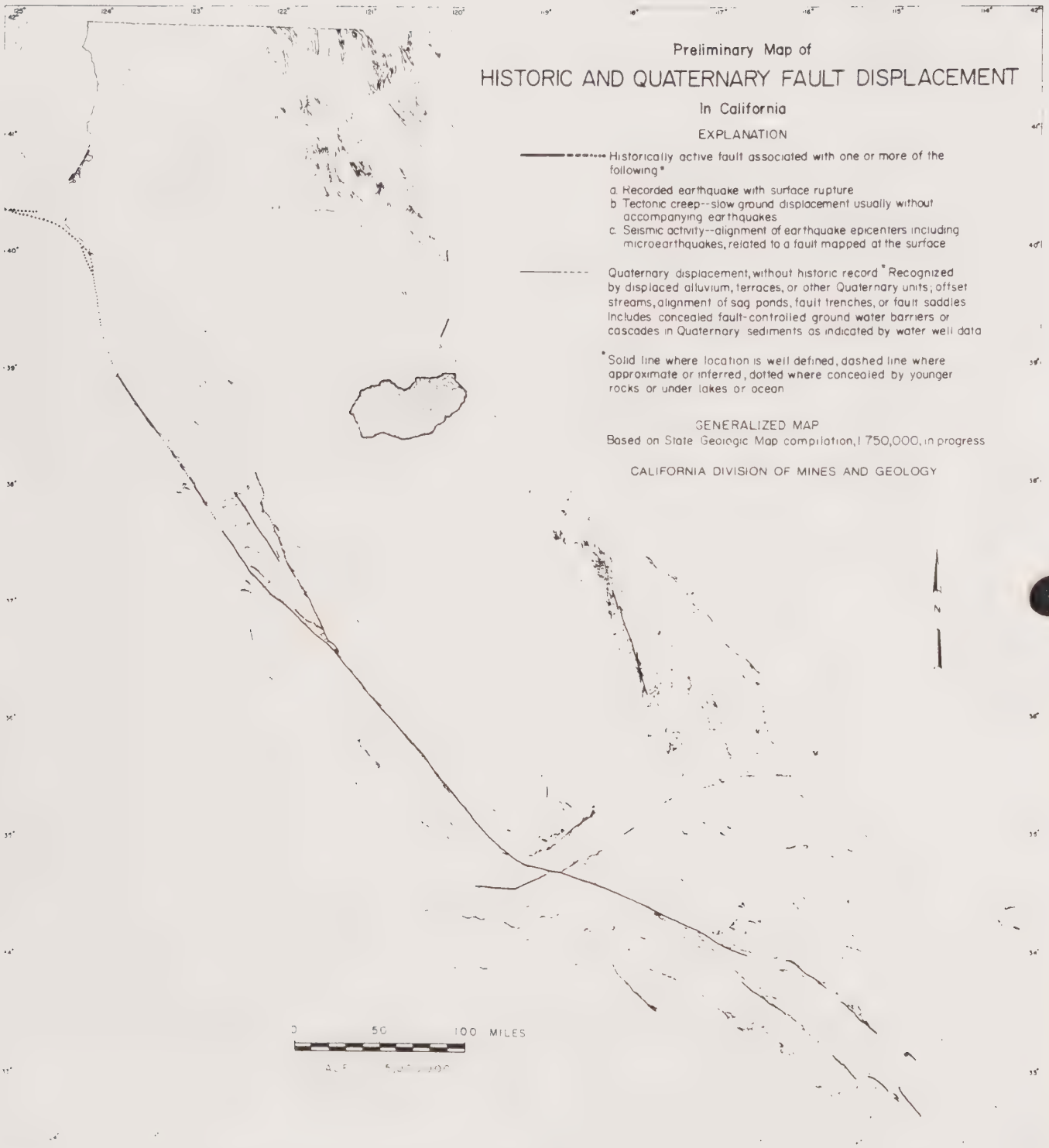


SCALE = 1:2,500,000

THIS MAP IS TENTATIVE AND RELIES HEAVILY ON THE AUTHOR'S SUBJECTIVE EVALUATION OF FAULT ACTIVITY. IT IS INTENDED AS A TOOL FOR OFFICIAL USE ONLY. IT IS NOT INTENDED FOR DIRECT ENGINEERING USE WITHOUT CONSIDERATION OF FOUNDATION CONDITIONS AND TYPE OF STRUCTURE

FIGURE 3

FIGURE 4



From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 1973

LIQUEFACTION

Liquefaction is the type of ground failure most likely to occur in water-saturated silts, sands and gravels having low to medium in-situ density. When a soil of this type is subjected to vibration, it tends to compact and decrease in volume. If the groundwater is unable to drain during the vibration, the tendency of the soil to decrease in volume results in an increase in pore-water pressure. When the pore-water pressure builds up to the point where it is equal to the over-burden pressure (effective weight or overlying soil) the effective stress becomes zero. In this condition, the soil loses all of its shear strength and assumes the properties of a heavy liquid.

Liquefaction during major earthquakes has caused severe damage to structures on level ground as a result of settling, tilting or floating. Many structures settled 3 feet or more and one structure tilted 80 degrees from the vertical during the 7.5 magnitude 1964 earthquake in Niigata, Japan.

If liquefaction occurs in or under a sloping soil mass, the entire mass will likely flow or translate laterally toward a lower elevation. An example of this type of slide occurred along the coastline near the town of Seward during the 1964 Alaskan earthquake. The slide involved some 4,000 feet of coastline which moved seaward during the earthquake. Numerous landslides in clayey soils have also occurred as a result of liquefaction of thin sand layers and lenses included within the clay mass. Liquefaction of such layers and lenses not only reduces the shear strength of the sand itself, but it also causes reduction in the strength of the surrounding clayey soils due to the induced pore-water pressures.

The bedded lake sediments around Lake Tahoe and wetter meadows on the Western Slope are areas where the problem of liquefaction should be considered.

LATERAL SPREADING

Lateral spreading induced by earthquake shaking may occur as a result of soils moving toward an unsupported surface or slope, even though the slope may not be steep. Lateral displacement has occurred in soft saturated clays, such as bay and lagoon deposits. During ground shaking, these soft materials may flow, form wave-shaped masses, or squeeze laterally. This type of ground failure can also occur beneath fills, with the fill moving and developing severe longitudinal cracks. Considerable damage occurred as a result of this type of lateral spreading during the 1906 San Francisco Earthquake.

LANDSLIDES AND AVALANCHES

Landslides and avalanches are on some occasions caused as a result of earthquakes. This would be most likely to occur in the steeper areas of the County with the highest expectable earthquake intensity, namely the higher elevations of the Sierras both on the Western Slope and in the Tahoe Basin.

The Generalized Map Showing Relative Amounts of Landslides in California (figure 5) places this County entirely within the low severity zone. This is included for reference only since figure 6 indicates more specific data from which the generalized map was produced.

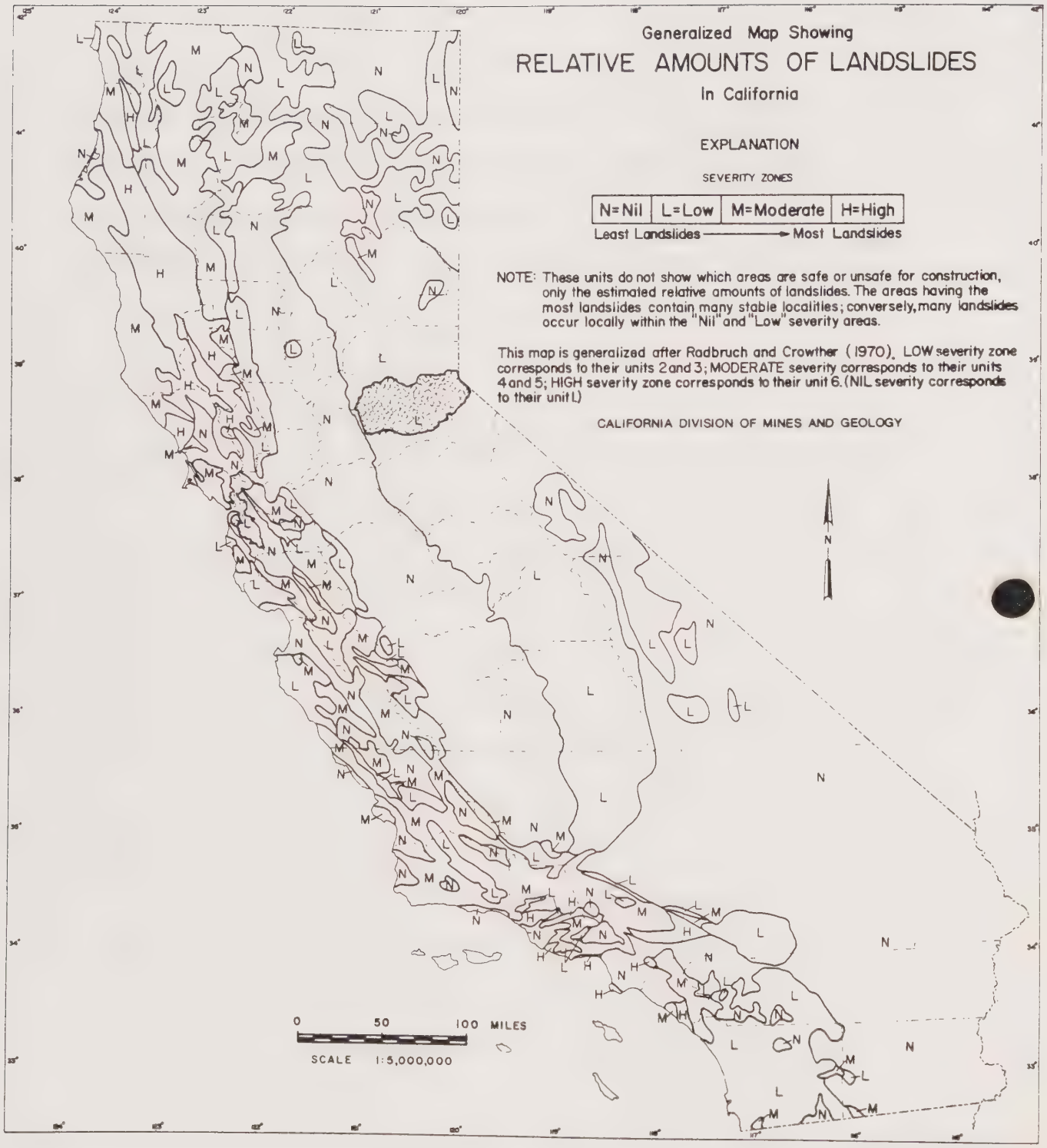
This figure indicates that higher relative amounts of landslides can be expected in the Western third of the County along the "Mother Lode" Fault zone and also on the eastern slope of the Sierras west of Emerald Bay. The Emerald Bay area experienced a major rockslide/landslide in 1953 and again during the winter of 1955-56 which blocked Highway 89 and slid into the Bay.

Several cases have been documented where a landslide into a lake or bay has produced a wave in excess of 100 feet high. A massive landslide into a smaller lake (i.e. Fallen Leaf) or a bay of a larger lake could produce a wave in excess of 100 feet high. A rockslide into Lituya Bay,

Alaska, (which is distressingly similar to Emerald Bay in shape but significantly larger) produced a wave in 1958 which was more than 1700 feet high.

Snow avalanches can be expected to occur in steeper areas with significant snowfall. These areas are primarily on both sides of the Sierras above 5,000 feet. Highway 50 and 89 are temporarily closed several times during the year due to sliding snow and accompanying rock. Figure 7 indicates conditions most favorable for an avalanche.

FIGURE 5



From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 1973



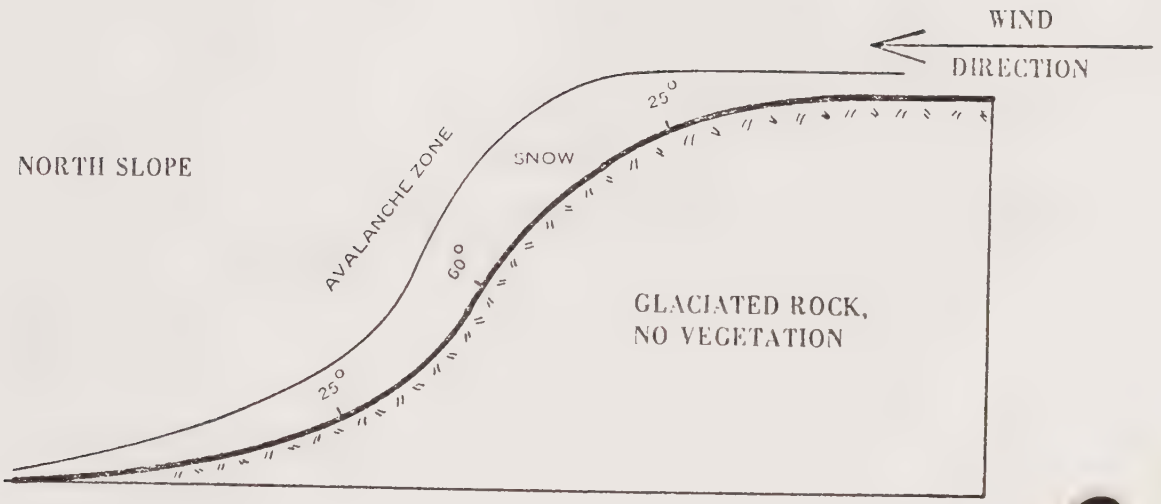
RELATIVE AMOUNTS OF LANDSLIDES IN EL DORADO COUNTY
(modified after Radbruch, Open File Report, 1970, U.S.G.S.

MAP UNITS: 1-Least Landslides to 6-Most Landslides

Notice: Units shown are not to be construed as areas which are safe or unsafe for construction; they indicate only the estimated relative amounts of landslides. Even the areas rated as having the most landslides will contain parts that are stable, and landslides may occur in those areas that are rated as containing the least landslides.

FIGURE 6

FIGURE 7



CONDITIONS MOST FAVORABLE TO THE
FORMATION OF A SNOW AVALANCHE

From: Natural Hazards of the Lake Tahoe Basin, California-Nevada
for the Tahoe Regional Planning Agency, 1974

PUBLIC STRUCTURAL HAZARDS

This inventory is a listing of public buildings and schools owned by or under the administration of El Dorado County and that were constructed wholly or in part prior to May 26, 1933.*

County Court House - Placerville (Structurally rebuilt in early 1970's)	1911
Chamber of Commerce Building - Placerville	1923
Independence High School - Diamond Springs (No longer used for classrooms)	
Georgetown Justice Court - Georgetown	1867
Georgetown Library - Georgetown	Late 1800's
Latrobe School - Latrobe (No longer used for classrooms)	
Bayley House - Pilot Hill	1852

No specific evaluation has been made by the County of the overall condition of these buildings.

PRIVATE STRUCTURES

The County has not adopted the Uniform Code for the Abatement of Dangerous Buildings and presently has no real jurisdiction over private structures until a permit is requested from the County.

Currently, all major structural plans are reviewed for seismic loading by the County Building Department. Also, a fee of 7¢ per $1,000 valuation is collected on every building permit. This money is forwarded to the state for use in maintaining a seismic research program.

* The Riley and Field Acts imposed earthquake resistance construction techniques on certain buildings constructed after this date.

GEOLOGIC HAZARDS

EROSION-SEDIMENTATION

Erosion activity within El Dorado County is rated as low or moderate over more than 90% of the land with only the "Pine Hill Intrusion" area rated as high. This area of high erosion activity contains the northern portion of Cameron Park Subdivision and extends northerly of Pine Hill (figure 8).

Erosion activity constitutes two safety hazards. Firstly, it removes soil, thereby undermining roads and buildings, and producing unstable slopes. Secondly, it deposits this soil in reservoirs, lakes, drainage structures, and on roads as mudslides. Natural erosion is frequently accelerated by man's activities. (i.e., clearing, grading, etc.) The Soil Conservation Service (U.S.D.A.) soil surveys for the El Dorado Area (1974) and the Lake Tahoe Area (1974) both indicate the soils with a high erosion potential.

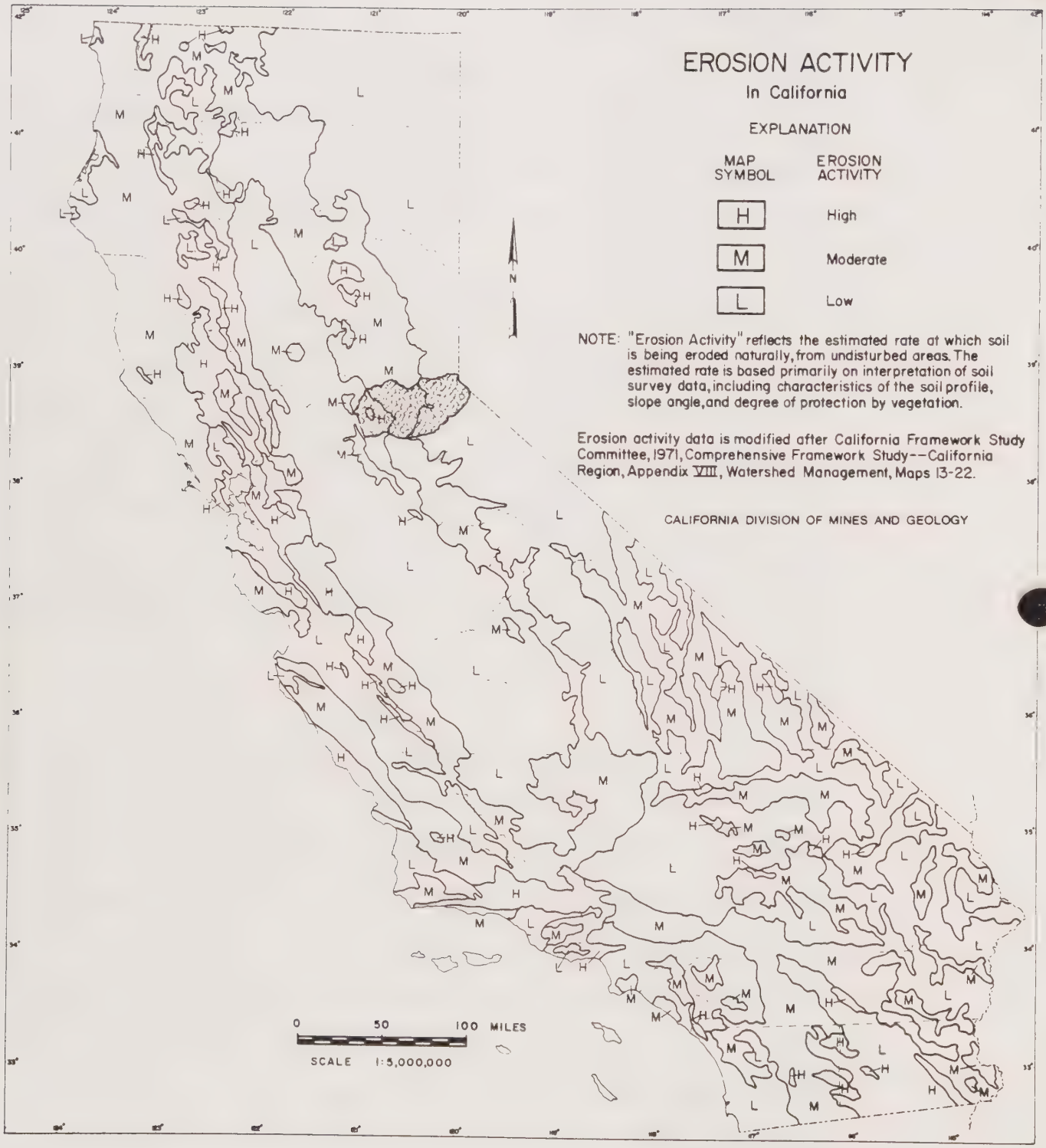
EXPANSIVE SOILS

Expansive soils are those which greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County is indicated to have a moderate expansiveness rating while the eastern and western portions are rated low. (figure 9) These boundaries are very similar to those indicating erosion activity. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures and warping of door and windows.

SUBSIDENCE

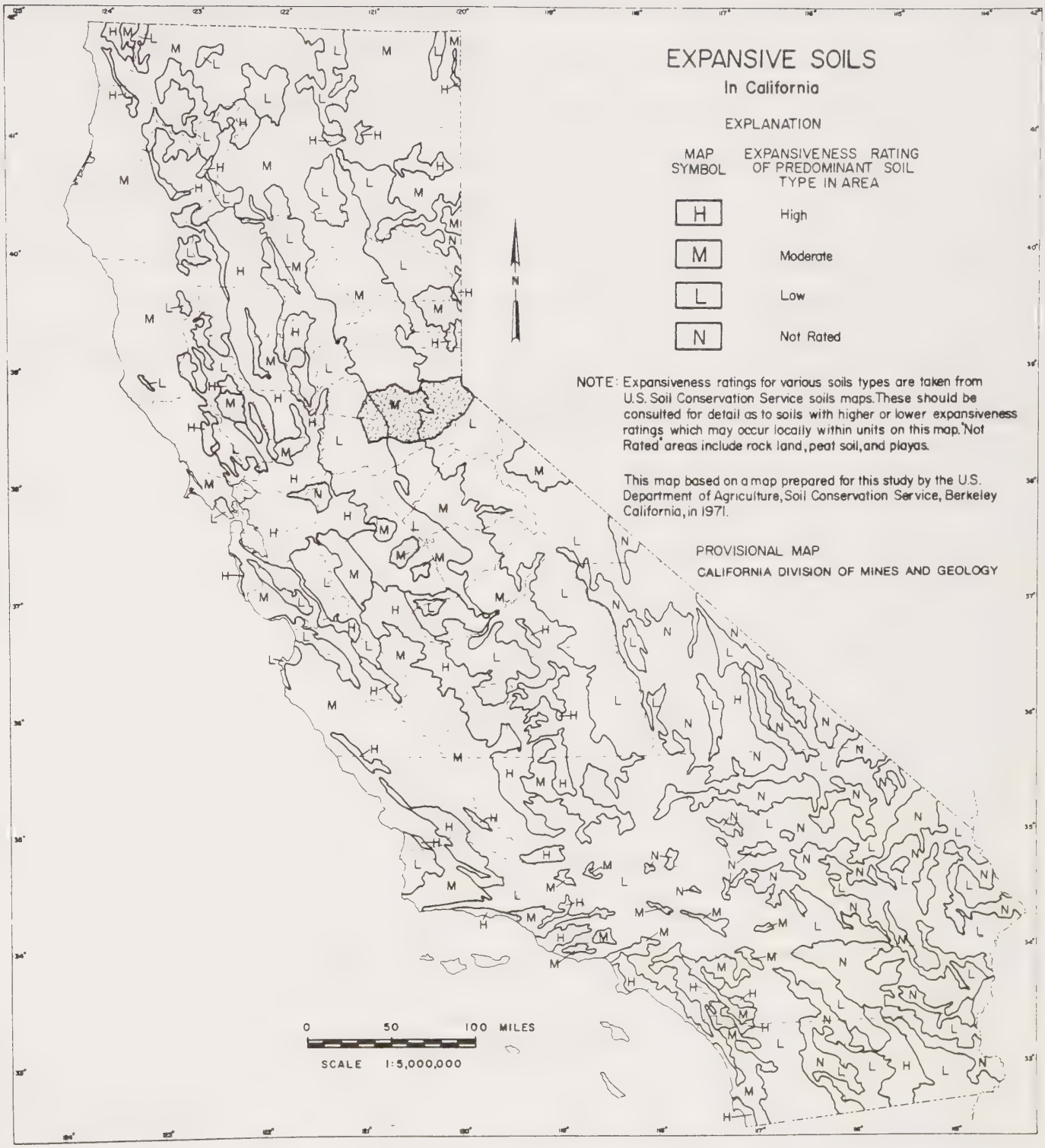
Surface subsidence is caused by ground-water withdrawal, gas withdrawal, hydrocompaction, or peat oxidation. Figure 10 indicates the subsidence areas in California. None of these types of subsidence is indicated in El Dorado County.

FIGURE 8



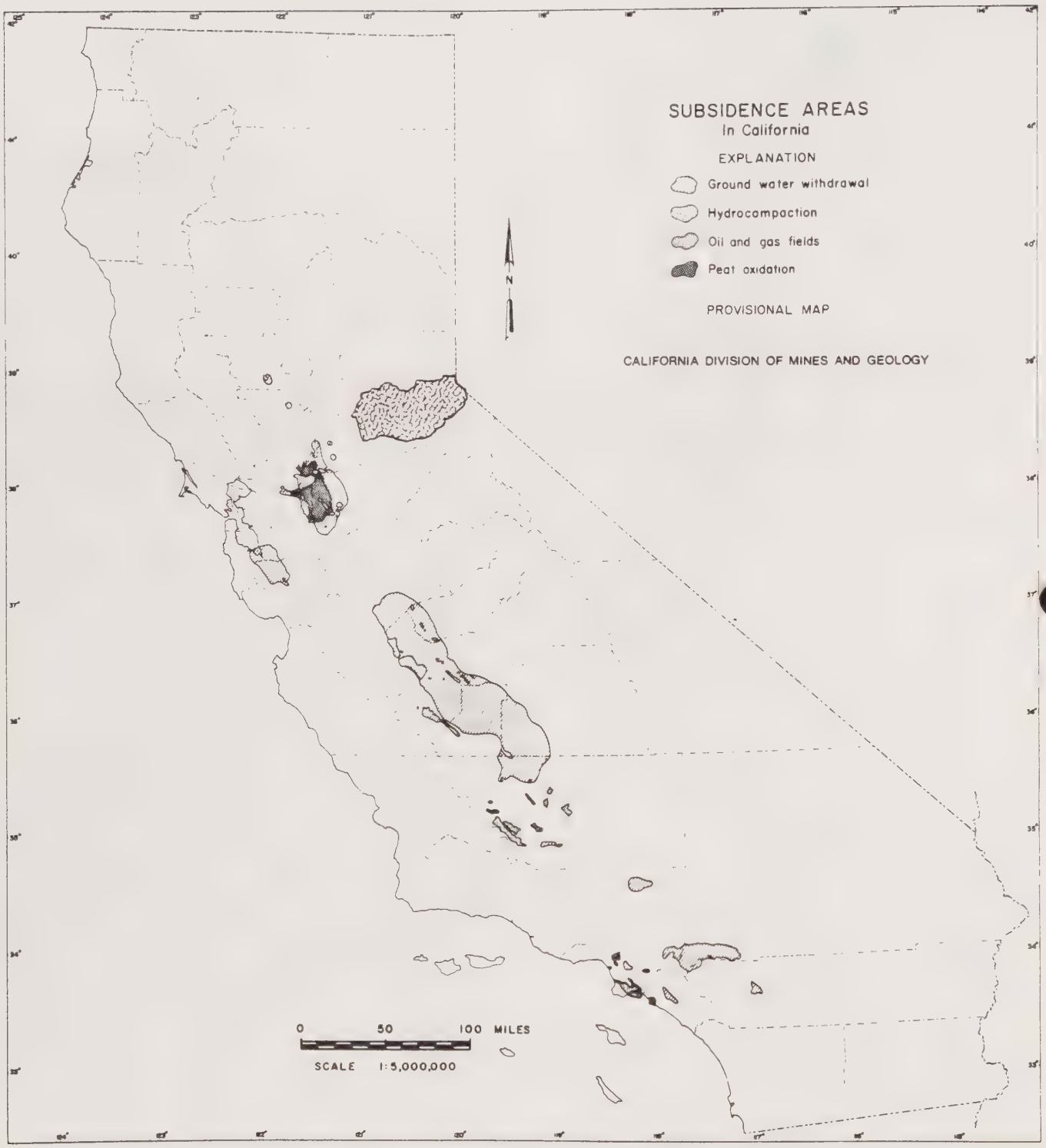
From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 1973

FIGURE 9



From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 1973

FIGURE 10

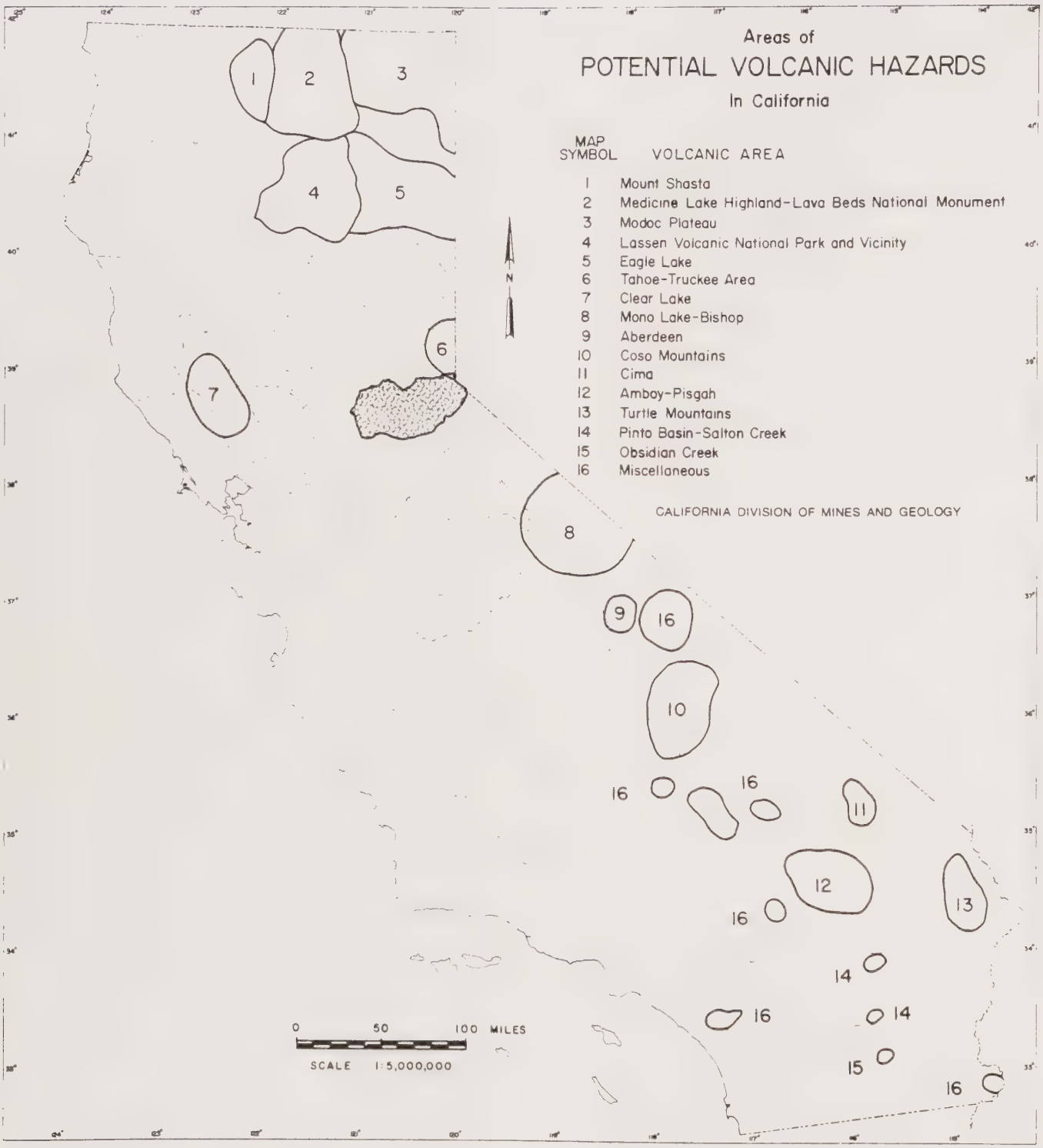


From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 1973

VOLCANIC HAZARDS

A potential volcanic hazard is indicated in the Tahoe-Truckee Area by the relatively recent volcanic rocks in the northern portion of the area and the presence of a geothermal spring near Brockway. (figure 11) The possibility of a volcano erupting in the area is remote and, in any case, there is no preventive action which can be taken to avert it, or means available to predict where it might occur. Volcanic eruptions are generally preceded by numerous earthquakes, which usually provide ample warning to those who may be in the affected area. (T.R.P.A. 1974)

FIGURE 11



From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 1973

SAFETY ELEMENT

FLOOD HAZARDS

GOAL: To protect the lives and property of the citizens of El Dorado County from unacceptable risk resulting from flood hazards.

POLICIES:

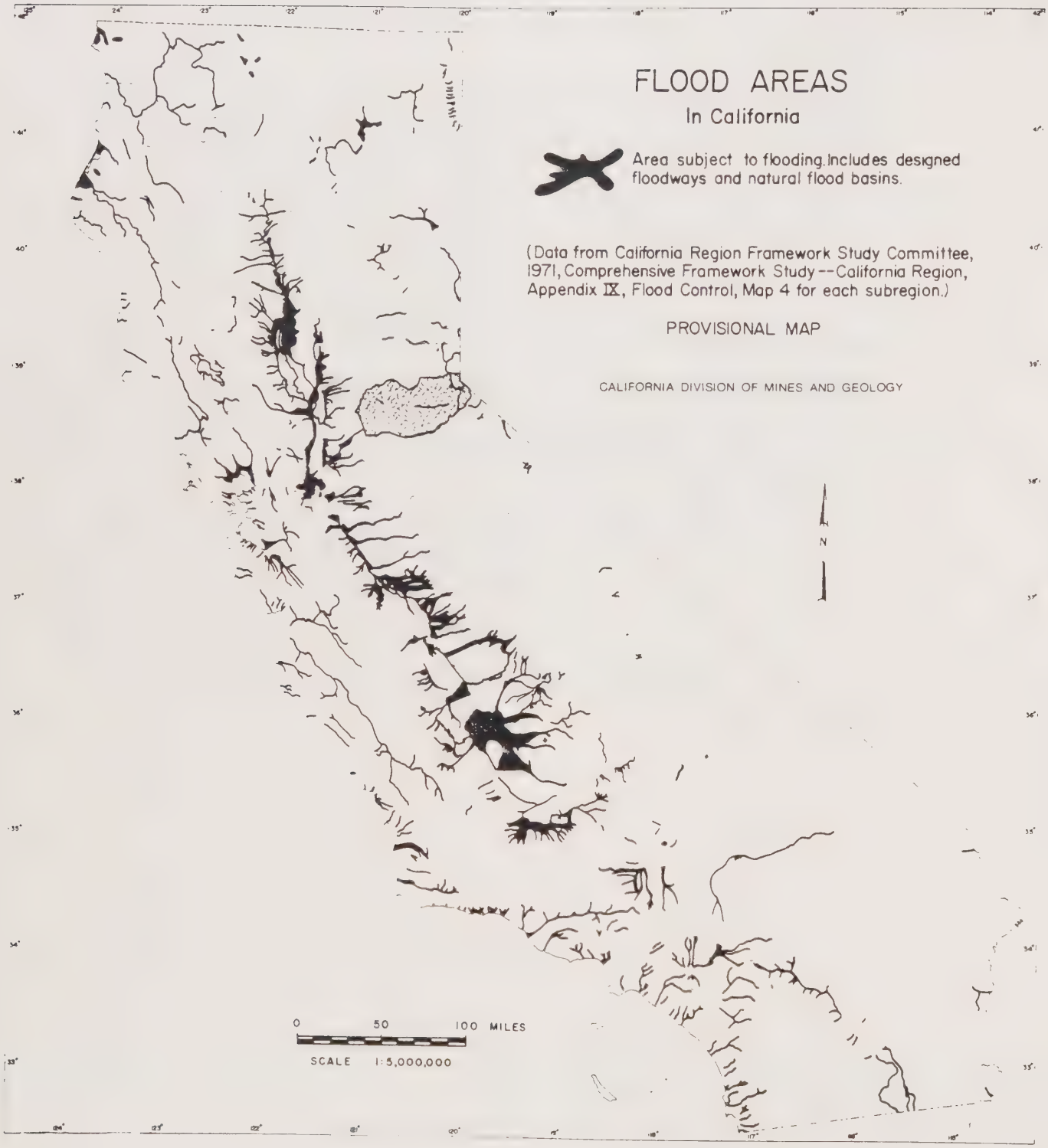
1. Utilize information provided on the H.U.D. Flood Hazard Boundary Maps in all future planning.
2. Strive to maintain natural conditions within the 100-year flood plain of all streams.
3. Implement zoning policies which minimize potential loss of property and threat to human life caused by flooding.
4. Condition subdivisions in areas subject to flooding with standards designated to eliminate or minimize flood hazards.
5. Evaluate potential flood hazards prior to the construction of any public building.

FLOODING

Figure 12 indicates areas in El Dorado County subject to off-site flooding. These include the perimeter of Lake Tahoe and the upper Truckee River, the Cosumnes River on the south central portion of the County and portions of the South Fork of the American River. The Tahoe Basin Study (T.R.P.A. 1974) indicates that due to the steep terrain and level control on Lake Tahoe, perimeter flooding is a minor hazard. In the remainder of the County the steepness and height of the canyons through which the rivers flow also reduces this problem to a minor level.

Many local areas within the County are subject to on-site flooding due to either natural terrain conditions or man-made conditions such as increased runoff from impervious surfaces and inadequate drainways. This problem increases in areas subject to high volumes of rain in short periods.

FIGURE 12



From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 1973

FIRE HAZARDS

GOALS: To reduce the risk to life and property of damage or loss by fire.

POLICIES:

1. Ensure that existing and new buildings for public assemblage have adequate fire protection measures to reduce potential loss of life and property in accord with State and local codes and ordinances.
2. Condition all developments to ensure that sufficient fire fighting resources and personnel are available in case of emergency.
3. Condition all developments to ensure that a sufficient water supply and access are available in case of emergency.
4. Encourage fire/emergency services, and law enforcement agencies to periodically conduct public education programs in order to foster public awareness of fire hazards with the intention of reducing injury and loss of life, damage to property, and degradation of the natural environment.
5. Encourage the expansion of fire districts into heavily populated areas but discourage annexation of vacant property until development is pending.
6. Encourage dual access to all future land divisions. Fuel breaks around structures will be enforced along with increased setbacks in areas of high fire hazard bordering National Forest lands.
7. Encourage installation of heat and/or smoke detection devices in existing residences and new home construction.

8. Encourage the establishment of a Board of Supervisors appointed advisory committee of fire chiefs to advise them on fire matters.
9. Encourage adoption of the Uniform Fire Code with minor amendments where applicable.
10. Encourage treatment of logging and clearing slash to reduce rate of fire spread, resistance to fire control and damage from fire.
11. Encourage the establishment of a coordinated communications center.

FIRE HAZARDS

A pressing need for policies relating to fire hazards in the County is due to two conditions.

The first of these conditions is the tremendous potential for fire due to heavy fuel loading and weather conditions that are, at times, almost ideal for fire.

The State Department of Forestry has compiled a Fire Hazard Severity Classification System which provides three basic classes; moderate, high hazard and extreme nazard. A majority of the County is in the two highest hazard classifications due to weather, slope and fuel loading (vegetation).

The second of these conditions, and perhaps of equal importance, is the rapidly increasing population in the foothill and mountain areas. Structural fire losses from forest fires have been great, although losses have not been increasing in recent years. Firefighting forces alone cannot always furnish protection; measures to compensate for hazardous conditions must be planned and built into subdivisions and other development.

FIRES

Fires are separated into two broad categories: 1) wildland and 2) structural; because of the difference in Governmental protection and the equipment needed to fight fires.

WILDLAND FIRES

Wildland fire control in various parts of the County is the responsibility of either the U.S. Forest Service or the State Department of Forestry. Private lands within the County are the responsibility

of the State Department of Forestry. Where these lands are within the National Forest, they are the responsibility of the U.S. Forest Service by contract with the State Department of Forestry. Public land within the National Forest is the responsibility of the U.S. Forest Service. Bureau of Land Management property surrounded by State protected lands are the responsibility of the State Department of Forestry. The twenty-one individual fire districts also respond to wildland fires since structures may become involved.

The greatest potential for wildland fires is in the foothill and mountain areas. Generally speaking, as the elevation increases, average temperature decreases and precipitation increases, resulting in increased fuel loading. These climatic, vegetative and topographic factors combine under the proper conditions to create an extreme fire hazard.

One of the most important criteria in controlling wildland fires is the ability to respond quickly. Fire fighting bombers, contracted with the State Department of Foresty, have the ability to respond to any area of the County within twenty minutes to begin fire suppression activities. These aircraft refill and refuel at Columbia and Grass Valley. These planes are a necessity because of the many inaccessible areas of El Dorado County.

Since wildland fires may simultaneously be burning in more than one district, an effective communication network between the involved agencies should be of paramount importance.

The Mutual Aid Fire Plan was created to facilitate coordination between the seventeen fire departments on the Western Slope. The list below contains the names of fire departments, which have men and equipment available to them both individually and collectively for

the County (see figure 16 for locations). Additional information may be obtained from the El Dorado County Fire Chiefs Association - Fire Services Resources Booklet.

American River Canyon Volunteer Fire Department

Cameron Park Fire Department

Coloma-Lotus Volunteer Fire Department

Diamond Springs Fire Protection District

El Dorado Fire Protection District

El Dorado Hills Fire Department

Garden Valley Fire Protection District

Georgetown Fire Protection District

Mosquito Volunteer Fire Department

Northside Fire Protection District

Omo Ranch Volunteer Fire Department

Pioneer Volunteer Fire Department

Placerville Volunteer Fire Department

Pleasant Valley Fire Protection District

Pollock Pines Fire Protection District

Rescue Volunteer Fire Protection District

Shingle Springs Fire Protection District

To coordinate the deployment of men and equipment during major disasters, the Board of Supervisors has appointed a County Fire Coordinator.

To cope with the financial problems brought about by Proposition 13, two alternatives are being considered:

1. The Board of Supervisors would contract with the State to pay

local volunteers to provide both structural and wildland fire protection county-wide.

2) The creation of 1-3 umbrella districts throughout the County that contract with the State through the Board of Supervisors to handle wildland fires. This would relieve the State Department of Forestry of their duties to fight small, on-the-ground wildland fires. The County would then receive about $500,000/year for wildland fire responsibilities and would continue to receive aerial fire tanker and Growlersberg fire fighting personnel support.

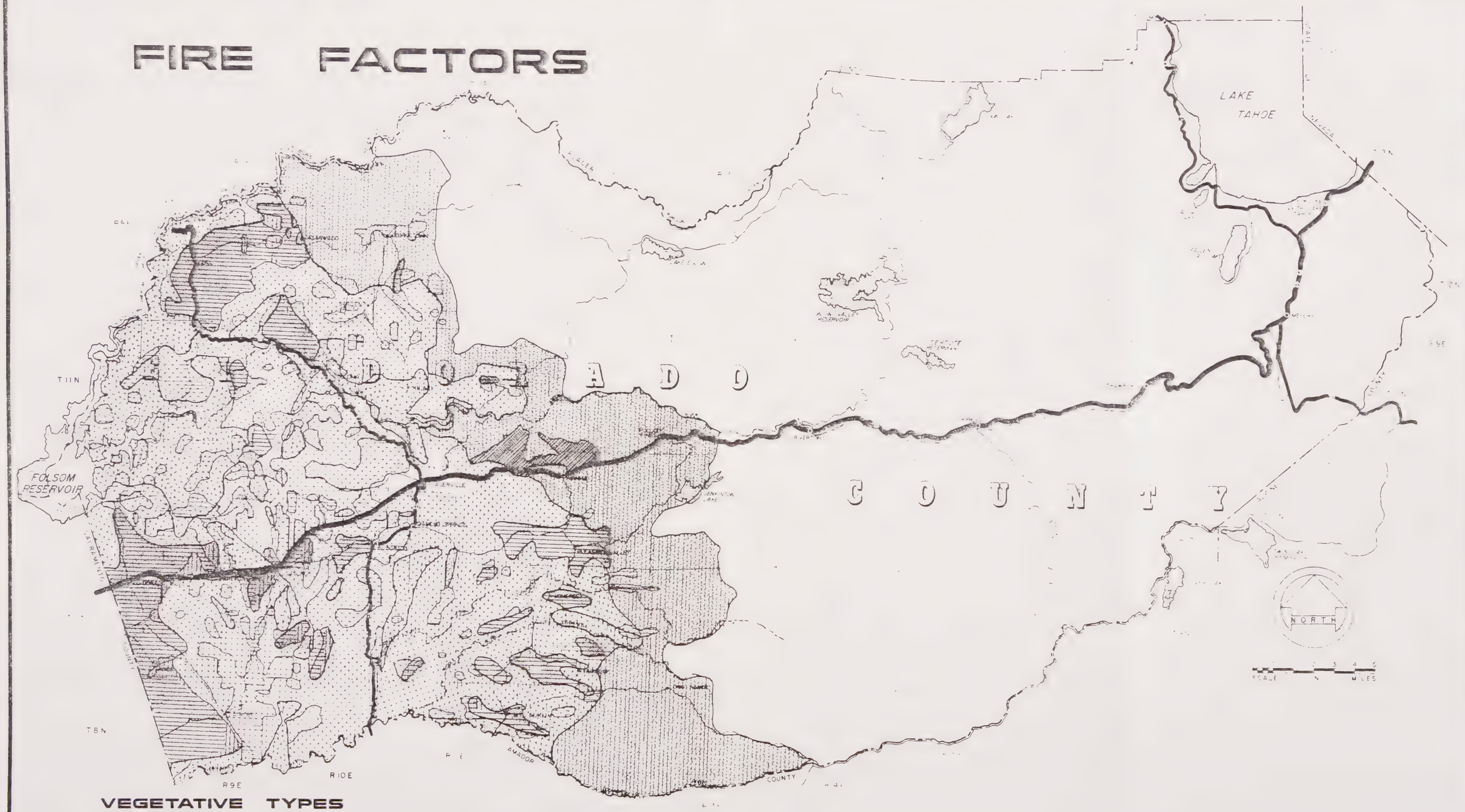
FIRE FACTORS

The California Department of Forestry provided vegetative and fuel loading information for all those areas for which they have jurisdiction. This data was compiled into a Fire Factors Map, Figure 13. Timber types, woodland, brush, grasslands and cultivated lands are outlined by the area they cover. Vegetative characteristics within the California Department of Forestry's boundaries range from light grasslands in the southern portion to heavy timber along the east boundary (Georgetown, Sly Park and Omo Ranch). The majority of land between these two diverse types is varied brush and woodland. The fuel loading of the two categories is predominantly heavy with scattered pockets of lighter fuel load. Examples of those pockets may be found in the Cool, Pleasant Valley and Mt. Aukum areas. Another pronounced exception would be the intensely developed fruit orchards in the Apple Hill-Camino area. The Fire Factors Map provides a combination of vegetative types and fuel loading for most of the populated land of the West Slope. With the combination of these heavier fuel loads and steep slopes prevalent throughout much of the County, the high critical fire weather rankings are easily understood.

HISTORICAL FIRES

The Historical Fires Map, Figure 14, outlines areas which have burned in the past. The California Department of Forestry has provided maps of past fires within their territory of twenty acres and larger for two time periods, 1929-38, and 1950-71. These maps were combined into one along with the addition of three major fires which occurred in the U. S. Forest. A large portion of the County's vegetative covering and

FIRE FACTORS



VEGETATIVE TYPES

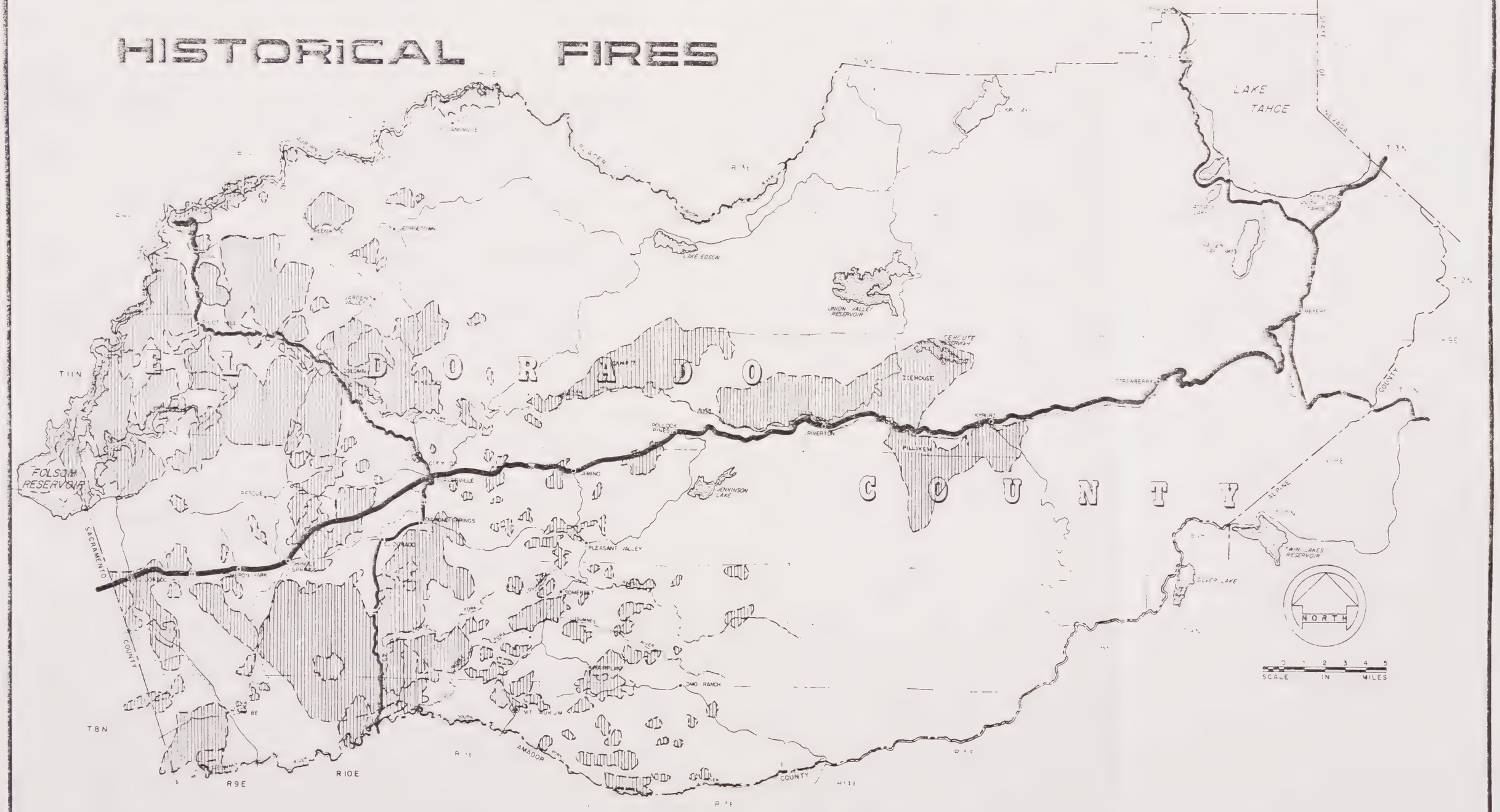
- TIMBER
- WOODLAND
- BRUSH
- GRASSLANDS
- CULTIVATED

FUEL LOADING

- HEAVY
- LIGHT
- CULTIVATED

PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE, CALIFORNIA 1971

HISTORICAL FIRES



C.D.F FIRES OF 20 ACRES OR LARGER 1929-38, 1950-71

MAJOR FIRES IN U.S.F.S. AREAS: ICEHOUSE - 10/31/59
CAMP 7 - 10/31/59
PILLIKEN - 8/22/73

PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE, CALIFORNIA 1977

wildlife has been consumed by fire at one time or another in the past fifty years. Several areas have been engulfed by fire more than once. In the past twenty years, three devastating fires (Camp 7 and Ice House - dual disaster - October 31, 1959, and Pilliken Burn, August 22, 1973) were major holocausts to valuable timber preserves. They serve as terrifying reminders of the power and destruction a forest fire can generate.

ACREAGE BURNED

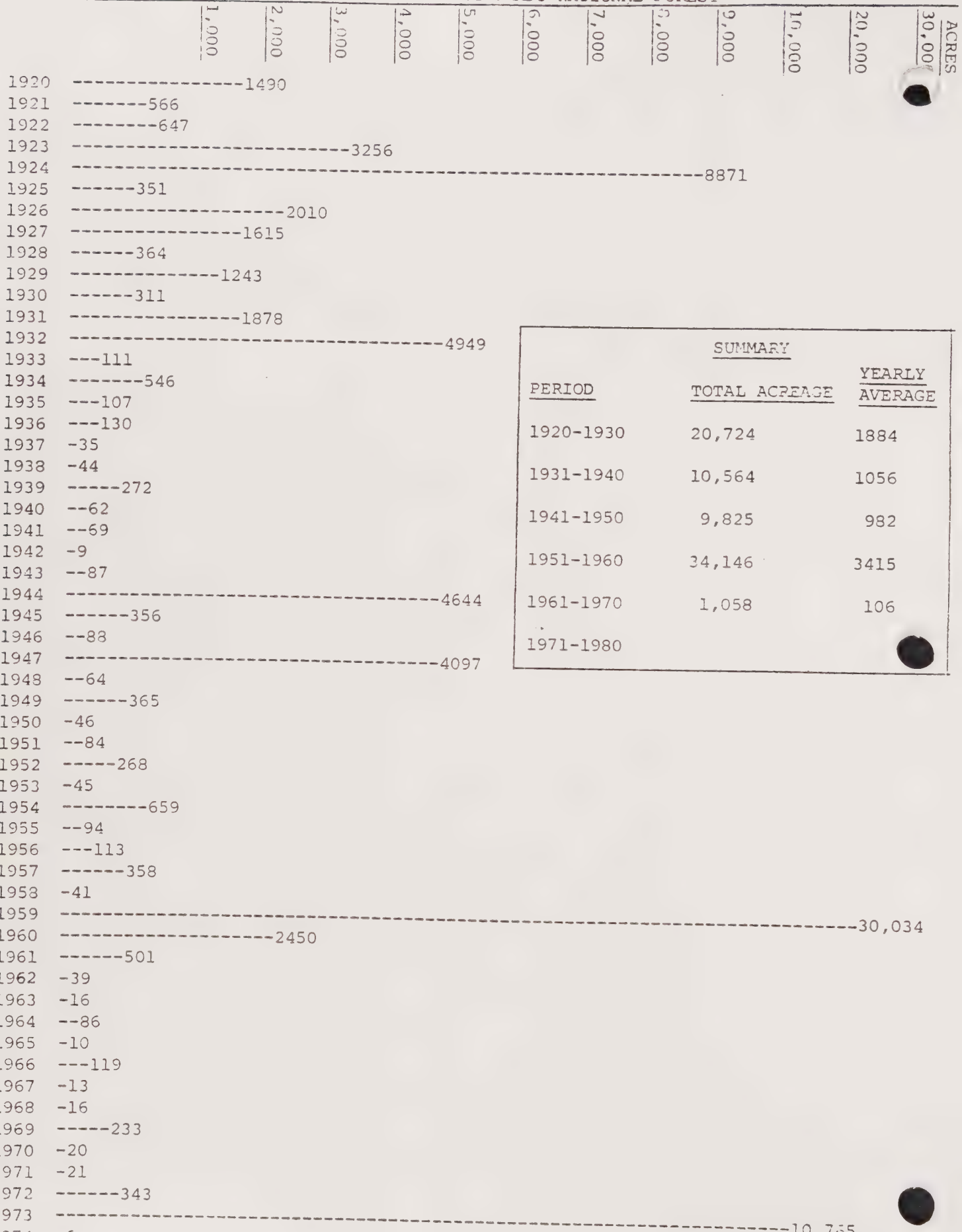
The Area Burned chart, Figure 15, provides data on acreage scorceed from 1920 to 1976 within the Eldorado National Forest. On a yearly basis there is a great fluctuation, with a low of six acres burned in 1973 to a high of 30,034 acres in 1959. The data is summarized for each decade with yearly averages shown. Since the County's vegetative covering remains basically constant, the difference between a year of large acreage burned and one of low losses on the chart is best explained by chance and fluctuations in weather conditions.

FIRE AGENCIES

Fire prevention and fire fighting are the basic duties of three different entities in El Dorado County; the U.S. Forest Service, the California State Department of Forestry, and the twenty-one individual fire districts. Wildland fire control in various parts of the County is the responsibility of either the U.S. Forest Service or State Forestry Department. California Department of Forestry covers the west half of the west slope to an area just east of Pollock Pines. Except for private lands along U.S. Highway 50, there is little population from Meyers to Pollock Pines since remaining lands are in the National Forest. Though all the wildlands

FIGURE 15

AREA BURNED - ELDORADO NATIONAL FOREST



SUMMARY

PERIOD	TOTAL ACREAGE	YEARLY AVERAGE
1920-1930	20,724	1884
1931-1940	10,564	1056
1941-1950	9,825	982
1951-1960	34,146	3415
1961-1970	1,058	106
1971-1980		

STRUCTURAL FIRES

Hazards in and around the home increase the likelihood of fires. Seven leading causes of all building fires have been indentified as: careless smoking, defective heating units, overloaded electrical wiring systems, use of petroleum products in the home, lightning, grease fires and spontaneous ignition of rubbish and debris. Inspection of hazards around the home and development of good habits prevent fires.

The following checklist is offered as a method by which homeowners and residents can identify and correct the leading causes of structural fires. By filling out this checklist, homeowners can determine how "fire-safe" their structure is. More copies of this checklist are available through the County Planning Department.

STRUCTURAL FIRES

HOME CHECKLIST

Over 12,000 people are burned to death each year and over eight hundred million dollars worth of property goes up in smoke.

How to Check for Hazards in and Around Your Home

	yes	no
1. Know how to call the Fire Department. The telephone number is_____.	___	___
2. Remove all combustible rubbish, debris and flammable vegetation from your yard. Clear at least 30 feet from all buildings, with a fuelbreak to 100 feet from such buildings or to the property line	___	___
3. Burn trash in an enclosed incinerator provided with a screen cover of 1/4 inch mesh	___	___
4. Never leave an open fire unattended. Clear around		

fires and incinerators for 10 feet. . . . . ___ ___

5. Obtain and a Burning Permit before starting any fire. ___ ___

6. Place ashes in a metal container until disposed of. . ___ ___

7. Keep roofs clean of all leaves and the 1/2 inch mesh screen on the chimney in good order. Leave no trees or branches within 10 feet of chinmey or dead limbs over the house. . . . . ___ ___

8. See that all electrical cords in the home are not frayed or worn. Never use multiple attachment plugs or run wires under rugs . . . . . ___ ___

9. Keep matches out of reach of small children . . . . . ___ ___

10. Oily rags should not be left about the house or garage ___ ___

11. Never store or use gasoline as a cleaning agent . . . ___ ___

12. Always keep clothing and curtains a safe distance from store or heater . . . . . ___ ___

13. Keep all furnace and fireplace flues clean and in good repair. . . . . ___ ___

14. Never use candles or matches to illuminate dark closets, attics or basements . . . . . ___ ___

15. Never place pennies behind burned out fuses . . . . . ___ ___

16. Keep ashtrays around the house and never dump ashes in the wastebasket. . . . . ___ ___

17. Never smoke in bed. . . . . ___ ___

18. Use caution at all times, especially when smoking at home, and while driving in forest areas . . . . . ___ ___

19. Use only appliances approved by the Underwriters Laboratories, Inc. . . . . ___ ___

20. Never let combustible materials gather around a liquid

gas storage tank . . . . . ___ ___

21. Do not turn on lights or light matches when the smell of gas is noticeable. Open windows and ventilate the house thoroughly and turn off the gas at the meter or tank . . . . . ___ ___

22. Keep a hose handy in case a fire starts. . . . . ___ ___

23. Keep fire fighting tools (shovel, ax, fire extinguisher) available at all times . . . . . ___ ___

LOCAL FIRE AGENCIES

Structural fire protection within the County is the responsibility of one of its twenty-one fire districts. Unfortunately, not all of the County's population lives within one of these districts. Figure 17 delineates the district boundaries. During the summer fire season, the State Department of Forestry provides some structural fire protection in areas outside of a local district to keep the fire from spreading to the surrounding wildlands.

EXISTING FIRE RELATED REQUIREMENTS

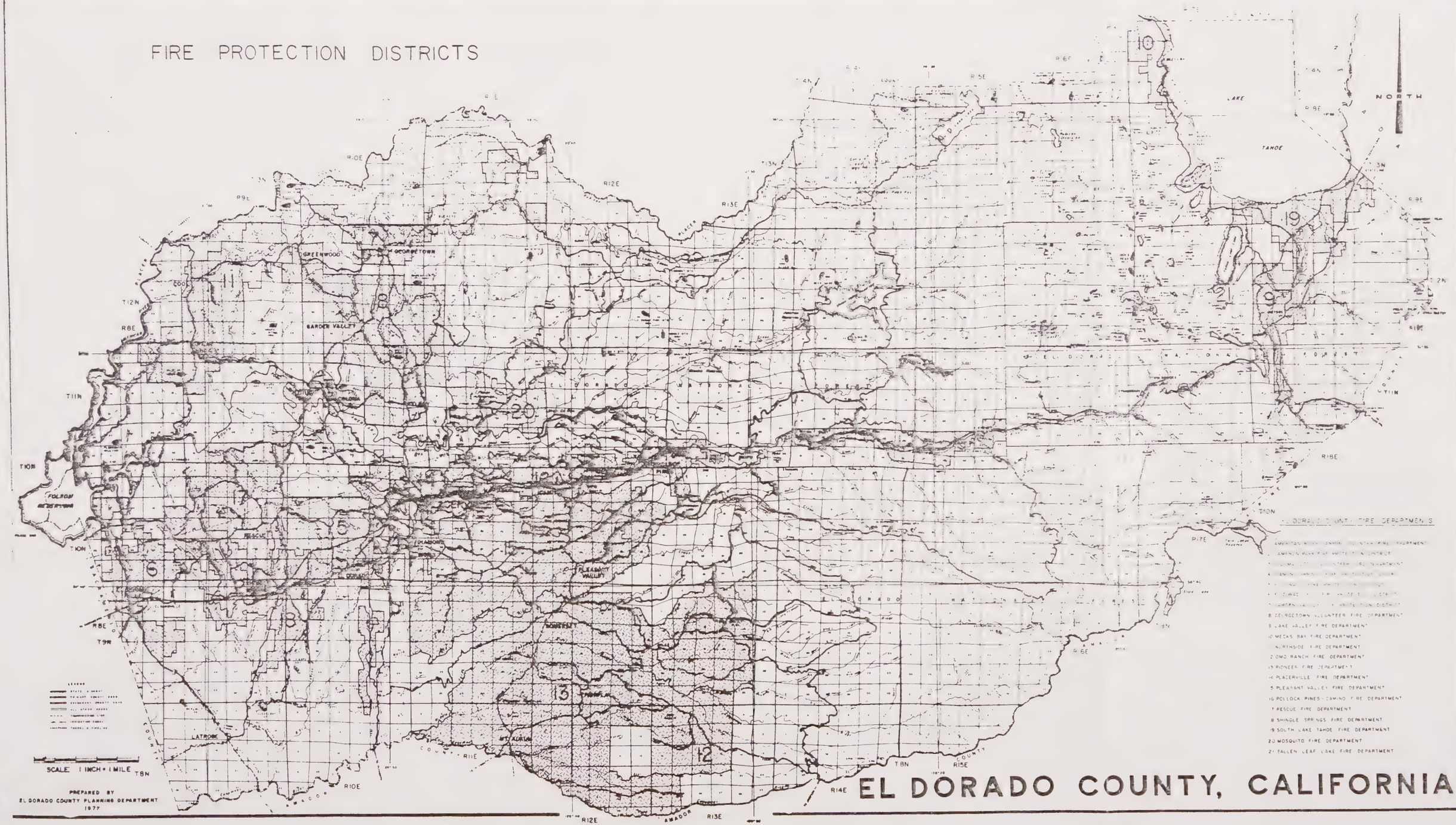
The County discourages both single access roads and dead-end roads in excess of 500 feet in all land divisions. Circulatory road systems are encouraged in all cases for better access and safety.

The recently revised Minor Land Dividion Ordinance will assist in the mitigation of emergency hazards. By requiring gravelled roads (mininum 20 foot width) to be constructed to provide access within the land division to new parcels created, the ability to respond of both fire fighting and emergency vehicles has been increased. Property without structural fire protection is not allowed to be divided below 9.5 acres. Additionally, parcels must have either public water or sewer to be divided below 4.5 acres. These new revisions should be an asset in the management of growth as the above requirements will have a positive impact on public safety.

UNIFORM FIRE CODE

The Uniform Fire Code has been adopted by some of our fire districts although the County has not adopted it. The adoption of the Uniform Fire Code by the County would be an important step in helping to reduce existing fire hazards and lessen the possibility of major new fire hazards from developing. The Uniform Fire Code governs the

FIRE PROTECTION DISTRICTS



EL DORADO COUNTY, CALIFORNIA

FIGURE 17

EL DORADO COUNTY
MUTUAL AID FIRE PLAN

17 FIRE DEPTS
200 ESTIMATED PERSONNEL
73 ESTIMATED FIRE APPARATUS
CDF-OES-USFS ON SPECIAL ASSIGNMENT

MUTUAL AID CONDITION YELLOW
DOTTED LINE BETWEEN DISTRICTS

MUTUAL AID CONDITION RED
ONE UNIT FROM EACH DEPT. IN COUNTY

FIRE COMMAND POST — SHERIFFS VAN/CHIEFS CAR
AMBULANCE — RESPOND ON CONDITION YELLOW/RED



BY:
EL DORADO COUNTY
FIRE CHIEFS ASSOC.

RBC.

maintenance of buildings and premises, the regulation of storage, use and handling of dangerous and hazardous materials, substances and processes, and the regulation and maintenance of adequate egest facilities.

UNIFORM BUILDING CODE OF 1976

The Uniform Building Code has been in use in El Dorado County since 1961. One of the basic purposes of the code is to help insure the safety of life and property.

Under the 1976 edition of the Uniform Building Code, all new dwellings shall be provided with a smoke detector to be mounted on the ceiling or wall, centrally located in the corridor or area giving access to rooms used for sleeping purposes. The U.S. Department of Commerce studies show that smoke detectors could cut deaths from home fires by more than 50%.

INSURANCE

Insurance premiums for single family dwellings in the County are adjusted basic rates, which are determined by protection classes (PC) and zones. The protection classes are on a scale of 1-10, 10 being the highest basic rate charged for insurance. The County ranges from PC 5 to 10, depending upon the distance from a fire station, the response time for fire units to arrive at the scene, the number of fire hydrants, and fire flow.

Dwellings that are in PC 8 to 10 may, among other conditions, lower the protection class if they fulfill the following:

1. Dwelling is located within 5 miles travel distance from a recognized fire department station that will respond.

2. Dewlling is located within 1000 feet of a public fire hydrant with a 2½ inch hose outlet and connected to a 4 inch or larger main.*

3. Dwelling is occupied by not more than two family units.

4. Dwelling is not located in a heavy brush or fuel-load area.

* The County requires a maximum fire hydrant spacing of 1000 feet (500 feet to the nearest residence) and a 6 inch main in new, standard subdivisions.

GOALS:

1. To minimize the danger of hazardous materials during transit and when stored.
2. To reduce the risk of loss of life as a result of the rupture or collapse of a dam.

POLICIES:

1. Ensure that the proposed plan to minimize the danger of hazardous materials is adopted and implemented.
2. Encourage the placement of LPG storage tanks in non-residential areas.
3. Ensure the proper agencies are adequately supplied with materials to handle accidents.
4. Ensure that evacuation routes and shelter locations are disseminated to all public officials and to the public when the complete El Dorado County Emergency Plan is adopted.

MAN-MADE HAZARDS

HAZARDOUS MATERIALS

The concern for hazardous materials involves their storage, transport and disposal. A committee coordinated through the offices of environmental Health and Emergency Services is in the process of formulating a plan to minimize the danger of hazardous materials. The plan is to address both the danger of spill or fire from materials in transit and storage.

Of the hazardous materials that are used or stored within the County, three deserve specific mention. These are liqufied petroleum gas (LPG), gasoline, and herbicides/pesticides.

Since natural gas is not available on the western slope of the County, and only in limited quantities at Lake tahoe, LPG is used extensively for heating and cooking.

LPG is hauled into the County by tank trucks with capacities as large as 10,000 gallons. Prior to local delivery, LPG is stored at several locations within the county in tanks with capacities as large as 100,000 gallons.

Should an accident occur with a transport truck or tank and the LPG escapes, it will flow down to lower areas. At this point the population within one mile downhill of the accident must be evacuated. If the gas comes in contact with a flame, it will ignite and perhaps, explode. LPG cannot be captured, so it must be left to dissipate.

Another hazardous material in the County is gasoline. Although not as dangerous as LPG, it is still a volatile flammable liquid. Gasoline storage tanks are surrounded and protected by dams. The dam is

MAN-MADE HAZARDS

designed to fill and confine the gas should a storage tank rupture. The storage and transport of gasoline and LPG is regulated by a significant number of state laws and county ordinances.

Storage, transportation of pesticides are regulated in California by the Department of Food and Agriculture. Disposal is regulated jointly by the Department of Food and Agriculture, the Department of Health, and the State Water Resources Control Board operating through the nine Regional Water Quality Control Boards. Storage, transportation and disposal instructions are provided by the County Environmental Health Department and are included in the Appendix.

The Agriculture Commissioner's Office requires an application to possess and use restricted materials prior to their purchase. They must be kept in a service area and a pesticide use report submitted to the Agriculture Commissioner's Office within 7 days after application. One copy is filed with the Department of Food and Agriculture by county to determine the amount of pesticide use.

Herbicides and pesticides are used in this county for range improvement, timber production, orchard pest control. Those most commonly used in this county are 2,4-D and 2,4,5-T, and Guthion. Occasionally methyl bromide with chloropicrin is used to fumigate soil by injection.

RESERVOIRS

There are a number of reservoirs in the County. The following list was extracted from the 1969 El Dorado County General Plan.

EXISTING RESERVOIRS

RESERVOIR	DAM HEIGHT (ft.)	STREAM BED ELEV. (ft.)	MAX. HIGH WATER ELEVATION (ft.)	RESERVOIR CAPACITY AC/FT.	SURFACE ACRES
Chili Bar	111	946	1057	3,700	124
Folsom	340	136	466	1,010,000	11,450
Gerle Creek	53	5176	5236	1,200	57
Ice House	146	5289	5450	45,960	678
Junction	144	4306	4465	4,050	75
Lake Edson	165	4110	4262	20,000	327
Loon Lake	98	6322	6413	76,500	1,450
Slab Creek	213	1617	1865	16,600	250
Sly Park	190	3300	3476	41,000	650
Union Valley	435	4420	4870	271,000	2,860

Several reservoirs that were proposed in 1969 are now a part of the South Fork Project. They are:

Alder Creek

Coloma

Forni

Salmon Falls

Texas Hill

In the event of rupture or collapse of one of these dams, the potential loss of life and damage to property and the natural environment could be substantial. The degree of destruction is dependent upon the amount of water stored behind the dam at the time. The times and areas of inundation are shown on Figure 18, based upon a failure of Union Valley Reservoir.

The Emergency Section of this element will indicate evacuation routes to be taken should a dam rupture or collapse. Shelter locations are not listed because the plan is in its preliminary stage and will be included in a later amendment to this element.

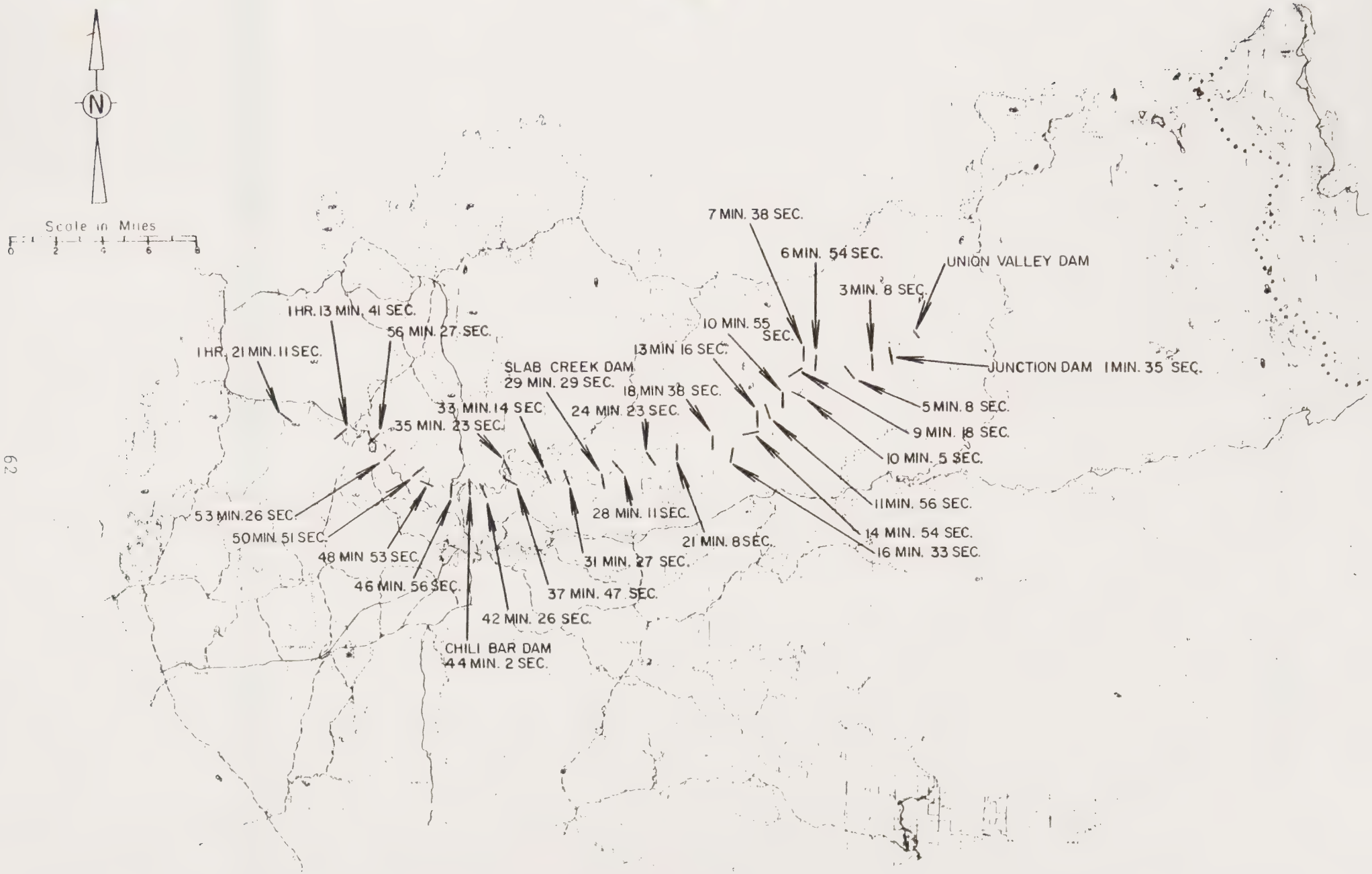
NUCLEAR POWER PLANTS

Although there are no nuclear power plants existing in or proposed for El Dorado County, the possibility of a problem occuring at nearby Rancho Seco Plant must be discussed.

Rancho Seco is a nuclear generating station operated by Sacramento Municipal Utilities District (SMUD). It is located in Sacramento County approximately 21 miles south of El Dorado Hills, 17 miles south west of the townsite of Latrobe and 30 miles south west of the City of Placerville.

In the extreme unlikely event of a release of radioactivity or a problem presenting a possible excessive release of radioactivity, the Rancho Seco Emergency Plan requires that immediate notification be given to the State Office of Emergency Services, among others. The State Office of Emergency Services would then notify any adjacent jurisdictions, such as El Dorado County.

In light of the recent (March 1979) problem which occurred at the nuclear generator near Harrisburg, Pennsylvania, the Planning Department is gathering additional information, which when complete,


N
Scale in Miles
0 2 4 6 8
7 MIN. 38 SEC.
6 MIN. 54 SEC.
UNION VALLEY DAM
3 MIN. 8 SEC.
10 MIN. 55 SEC.
13 MIN 16 SEC.
JUNCTION DAM 1 MIN. 35 SEC.
1 HR. 13 MIN. 41 SEC.
56 MIN. 27 SEC.
1 HR. 21 MIN. 11 SEC.
SLAB CREEK DAM
29 MIN. 29 SEC.
18 MIN 38 SEC.
5 MIN. 8 SEC.
33 MIN. 14 SEC.
24 MIN. 23 SEC.
9 MIN. 18 SEC.
35 MIN. 23 SEC.
10 MIN. 5 SEC.
11 MIN. 56 SEC.
53 MIN. 26 SEC.
28 MIN. 11 SEC.
14 MIN. 54 SEC.
50 MIN. 51 SEC.
21 MIN. 8 SEC.
16 MIN. 33 SEC.
48 MIN 53 SEC.
31 MIN. 27 SEC.
46 MIN. 56 SEC.
37 MIN. 47 SEC.
42 MIN. 26 SEC.
CHILI BAR DAM
44 MIN. 2 SEC.

will be added to this section as an amendment.

OTHER HAZARDS

GOALS: To prevent loss of life by accident.

POLICIES:

1. Encourage more sophisticated analysis of special problems related to crime.
2. Encourage positive safety programs for people of all ages.
3. Encourage community involvement in public safety.
4. Encourage the public to maintain their motor vehicles in good working order.

OTHER HAZARDS

From January to December of 1977, 83 deaths occurred as a result of unnatural occurrences.* The list below outlines the cases of unnatural deaths in El Dorado County.

UNNATURAL DEATHS, JANUARY - DECEMBER, 1977

Cause	Number of Deaths	Percent
Homicides	7	8
Suicides	22	27
Vehicle Accidents	29	35
Collapse	1	1
Pedestrian-Auto	3	4
Nitrous Oxide	1	1
Carbon Monoxide	2	3
Gun Accident	1	1
Drowning	5	6
Plane Crashes	8	10
Fall	2	2
Epilepsy	1	1
Alcohol	1	1

* One death occured as a result of fire in 1977.

Source: El Dorado County Corner

VEHICLE SAFETY

The highest number of unnatural deaths in 1977 was due to vehicle accidents. Vehicle safety has two aspects: preventing accidents and minimizing injuries when accidents do occur.

The aim of safety efforts, concerned with preventing vehicle accidents, is to minimize malfunction that might lead to accidents. In commercial and public fleet operations, this aim can be, and to a wide extent is, effectively realized through shop-based safety maintenance programs. Adherence to equivalent maintenance standards by motorists at large would enhance safety in the same way. Achieving such adherence is the basis of various proposals for, and assumptions of, governmental responsibility in this area of traffic safety effort.

The Federal government requires safety features on new vehicles, such as safety belts, to reduce injuries due to accidents. In addition other features such as air bags are being considered as requirements. The State of California designs safety features into highways such as "breakaway" posts and lightstandards along with water filled barriers at bridge abutments,and safety dividers.

EMERGENCY

GOALS: To protect the lives and property of the citizens of El Dorado County by being prepared to respond both quickly and effectively to emergency situations.

POLICIES:

1. Coordinate through the Office of Emergency Services, emergency planning, evacuation planning, and safety education programs.
2. Coordinate ambulance services with Ambulance Service Area #7 (West Slope), the County Sheriff's Office, the City Police of South Lake Tahoe and the Lake Tahoe Ambulance Service.
3. Periodically update the County Emergency Plan and all its governing ordinances.
4. Coordinate the County's Emergency Plan with the State Office of Emergency Services and the Federal Office of Emergency Preparedness to further synchronize emergency planning.
5. Continue to train and educate the general public whenever possible for emergency situations. Expand training programs for emergency personnel.

EMERGENCY SERVICES

The El Dorado County Office of Civil Defense was created during World War II with wartime disasters as its primary responsibility. On July 22, 1975, the Board of Supervisors established the Office of Emergency Services which effectively incorporated the former duties of Civil Defense with the added tasks of both planning and coordinating the emergency resources of the county into a cohesive program. The El Dorado County Emergency Plan provides for the county emergency organization and operations. In addition, it is required to update and revise the County Emergency Plan every two years.

The objectives of this plan are to incorporate and coordinate all facilities and personnel of the county into an efficient organization, capable of reacting adequately to any disaster; and to conduct such operations as deemed necessary, whether combatting a local emergency or to assist other neighboring jurisdictions.

The Office of Emergency Services also provides staff assistance necessary for constant readiness so implementation of the Plan can be coordinated smoothly within the existing governmental structure.

AMBULANCE SERVICE

One of the most important vehicles in emergency situations is an ambulance. With a county as vast as ours (1,104,000 acres) the necessity to transport injured persons is paramount since medical facilities are often many miles from the accident.

The Western Slope presently has three ambulance locations: the Diamond Springs, Pollock Pines and Georgetown Fire Stations. The Diamond Springs Station has seven employees with one advanced life support ambulance and one reserve. The Pollock Pines Station employs seven persons and has two advanced life support ambulances, one in reserve. The Georgetown Fire Station employs seven persons and has one advanced life support ambulance.

The Manager of County Ambulance Service Area # 7 is responsible for the Western Slope. Dispatching for ambulance service goes through the Sheriff's Office. The emergency staff assigned to an ambulance can assist at fires by operating pumps, controlling traffic and assisting victims, but must leave the scene if the ambulance is called elswhere.

A training program for ambulance personnel has recently begun. The initial program will have three phases which will provide for emergency first aid programs; i.e., intravaneous feeding, advanced airway and defibrillation monitoring.

In the Tahoe Basin, both the City of South Lake Tahoe and the County have contracted with the Lake Tahoe Ambulance Service to provide ambulance service. The company has vehicles which can be dispatched by calling the South Lake Tahoe Police, Sheriff's Office or the ambulance service itself.

At present time, the County has an adequate ambulance system which should suffice for the next few years. Expansion of services will probably be required to meet our growing population in the 1980's.

HOSPITALS

There are two hospitals in the County that are equipped to handle emergency situations. Marshall Hospital, located in Placerville, has a 49 bed capacity while Barton-Memorial Hospital in the Tahoe Basin has 62 licensed beds and an additional 10-12 beds that are not licensed. Only in emergency situations are these unlicensed beds used.

EVACUATION ROUTES

An emergency may occur anywhere in the county. The main arterials of Highway 50, State Highways 49, 89, and 193 serve as evacuation routes for the majority of county residents. No evacuation routes have been officially designated as all of the aforementioned highways and most of the county maintained roads could adequately serve their areas.

PEAK LOAD WATER SUPPLY REQUIREMENTS

A majority of El Dorado County is serviced by private wells. These wells vary substantially in output due to the lack of a water table over much of the County.

The suppliers of public water within the County monitor their peak load requirements and attempt to obtain new sources of water and construct reservoirs and pipelines in advance of the need.

When the peak load requirements for an area approaches the capacity of the delivery system due to unpredicted uses, interties are made between systems or temporary hookup moratoriums are placed on that system until an interim or permanent solution is found. During the recent drought situation, the peak load requirement was reduced through both an increase in the "high water use" rates and the excellent cooperation of the users.

Fire flow is not a part of the peak load requirement and is normally reserved for this use within the capacity of the delivery system.

THE EL DORADO COUNTY EMERGENCY PLAN

The Board of Supervisors under Section 13,105-13,111 has established the process for proclaiming a local emergency:

Section 13,105: Director and Deputy Director of Emergency Services (7-22-75)

A. There is hereby created the Office of Director of Emergency Services. The Chairman of the Board of Supervisors shall be the Director of Emergency Services.

B. There is hereby created the Office of Deputy Director of Emergency Services, who shall be appointed by the Board of Supervisors.

The County Emergency Plan conforms to the California Emergency Plan and Emergency Resources Management Plan and is an extension of those plans. The purpose of the plan is to provide for conduct and coordination of critical resources during emergencies. The activation of the emergency plan can occur with State of War, State of Emergency, or Local Emergency. A threatened existence of an emergency can start the mobilization of the plan.

The following is a digest of the El Dorado County Emergency Plan which specifies organization for peacetime and war emergencies, interjurisdictional emergency relationships and the condensation of attachments A-H.

A. THE EMERGENCY ORGANIZATION

The County emergency organization consists of the following:

1. Board of Supervisors - the county governing body.

2. Emergency Services/Disaster Council - an advisory body to the Board of Supervisors as provided by ordinance.

3. Emergency Services Director - Chairman of the Board of Supervisors

4. Deputy Director of Emergency Services - appointed by the Board of Supervisors.

5. Legal Advisor - County Counsel.

6. Resources Management Coordinator - appointed by Emergency Services Director.

7. Staff sections, emergency services, support services, and auxiliary organizations - see D and E below

8. Emergency Organization Charts -

   a. Peacetime Emergency - see F.

   b. War Emergency - see G.

   c. Interjurisdictional Emergency Relationships - see H.

B. SECTIONS AND SERVICES

The emergency organization sections and services, with responsible officials, are listed below. Each section or service chief is responsible for maintaining an adequately trained staff to perform tasks assigned in V. tasks, of this plan.

1. Staff Sections	Chief of Section
a. Communications	Director of Communications
b. Direction and Control	Emergency Services Director
c. Emergency Public Information	County Clerk
d. Intelligence	Planning Director
e. Procurement	County Purchasing Agent
f. Radiological Defense	Chief Sealer, Weights & Measures
g. Warning	Sheriff

2. Emergency Services	Chief of Section
a. Engineering	Director Public Works
b. Fire	Fire Chief
c. Law Enforcement	Sheriff
* d. Light and Heavy Rescue	Director Public Works and/or Fire Chief/Sheriff
e. Medical Care	Health Department
f. Search and Rescue	Sheriff
g. Traffic Control	Local Commander CHP
* h. Welfare/Shelter	Director County Welfare Dept.

* War emergency only

		Service Chief
3.	Support Services	
	a. Construction	Director, Public Works/County Engineer
	b. Food	Agriculture Commissioner
	c. Health	Director Public Health
	d. Housing	Housing Authority/Building Inspector
	e. Manpower	Personnel Director
	f. Petrole	Assigned from Industry
	g. Transportation	Traffic Engineer/Equip. Superintendent
	h. Utilities	Assigned from Utilities Industry
*	i. Economic Stabilization	County Treasurer
*	j. Industrial Production	Appointed by Board of Supervisors
*	k. Telecommunications	County Communications Officer

* War Emergency only

C. AUXILIARY ORGANIZATIONS

The following auxiliary organizations will provide emergency assistance and support to services as listed below:

1. Fire

Volunteer Fire Department	Industrial Fire Department
Fire Auxiliary	

2. Law Enforcement

Sheriff's Auxiliary	Ladies Auxiliary
Sheriff's Search & Rescue Teams	City Police
Sheriff Explorer Scouts	

3. Welfare

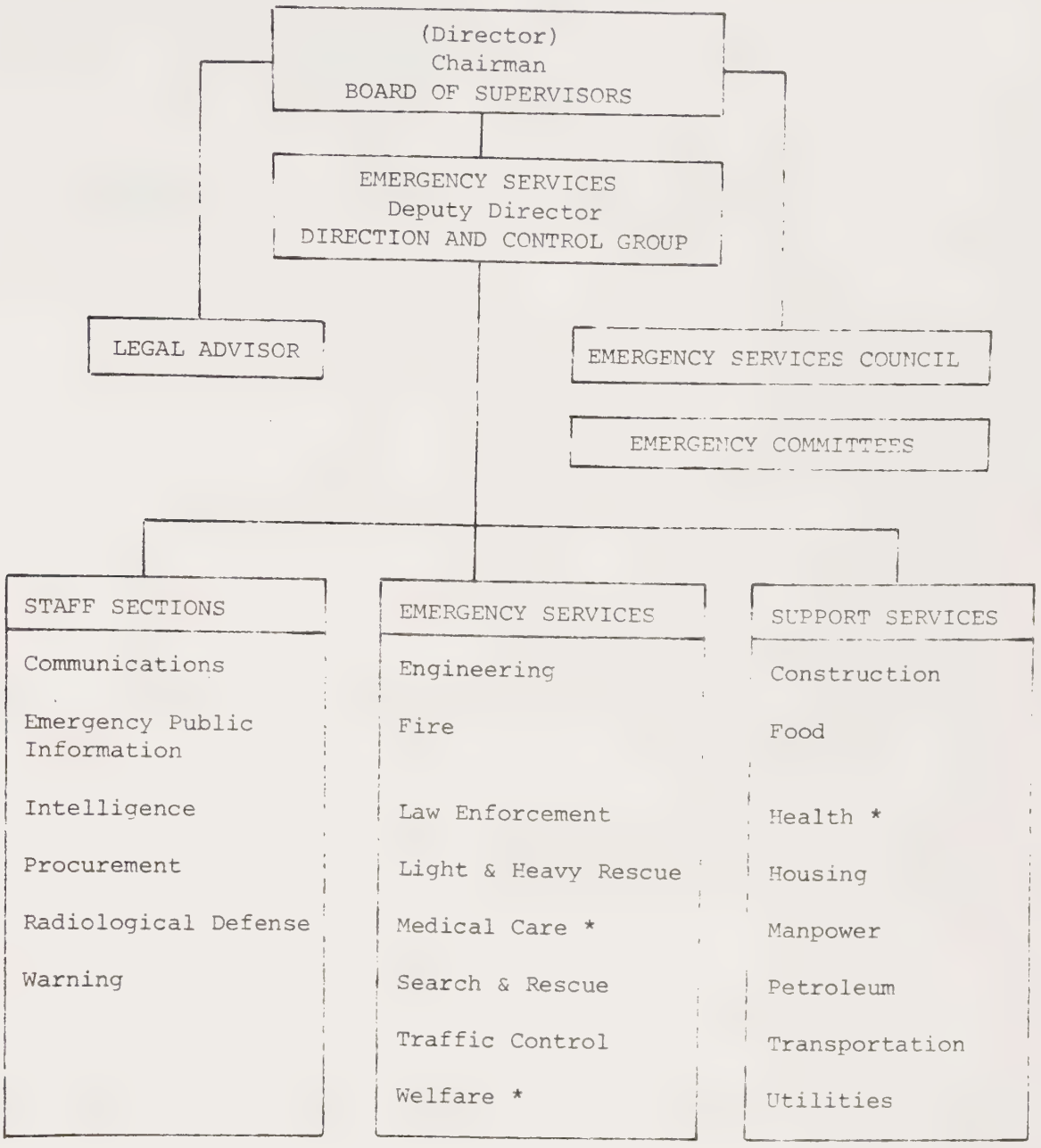
Agricultural District Fair	El Dorado County
El Dorado County Schools	

4. Engineering

Community Services District	Irrigation District
Mosquito Abatement District	Reclamation District
Cemetery District	Flood Control District

D. PEACETIME EMERGENCY ORGANIZATION CHART

This chart illustrates the initial county emergency organization formed in response to a locally proclaimed "Local Emergency" or state-proclaimed "State of Emergency".

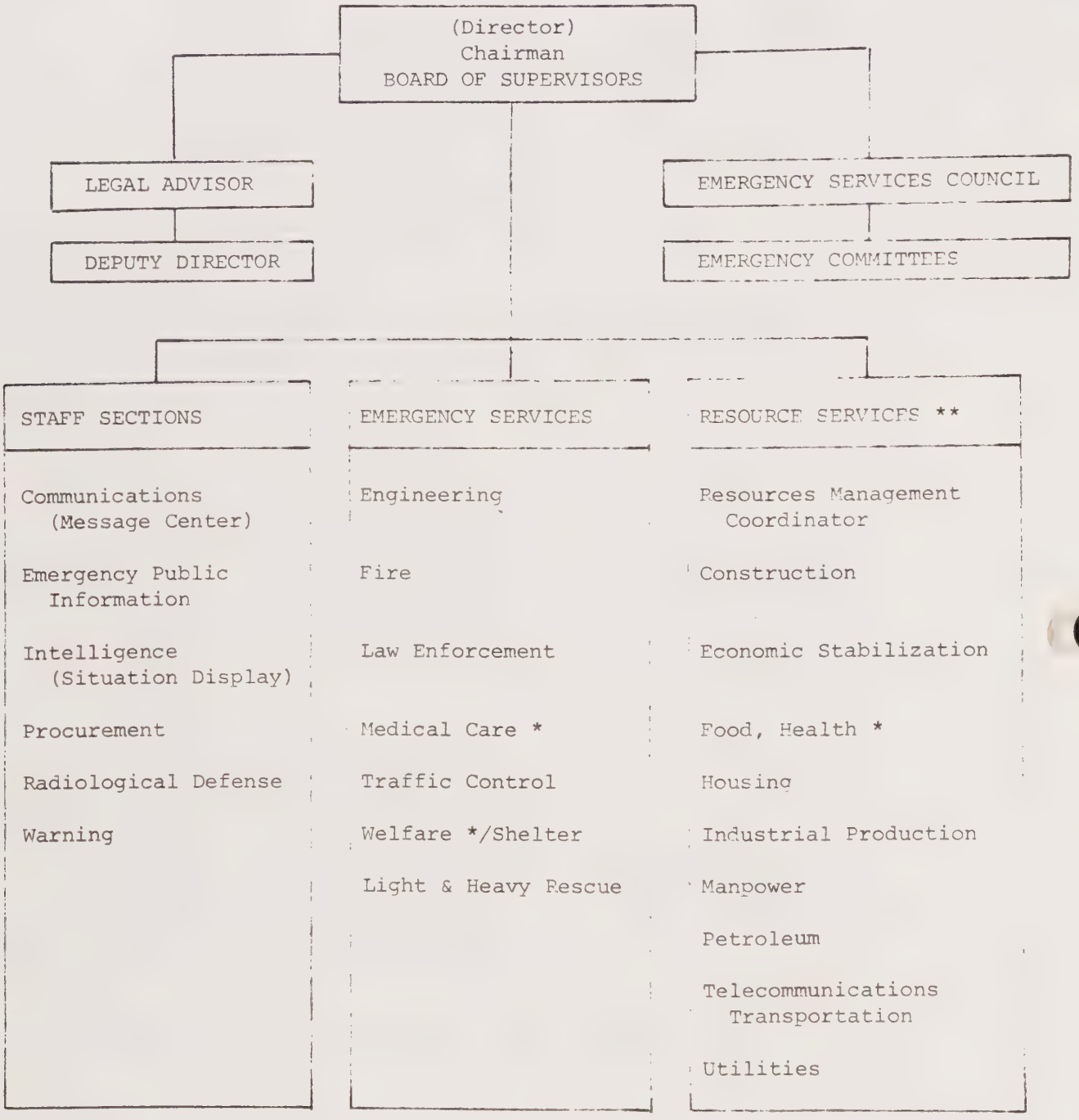


———— Line of Authority

* County Emergency Service authorized to operate within city jurisdiction

E. WAR EMERGENCY ORGANIZATION CHART

The magnitude and nature of a war emergency require that county government be realigned in order to more effectively cope with the situation. This chart illustrates the initial realignment of county government in response to a STATE OF WAR EMERGENCY.

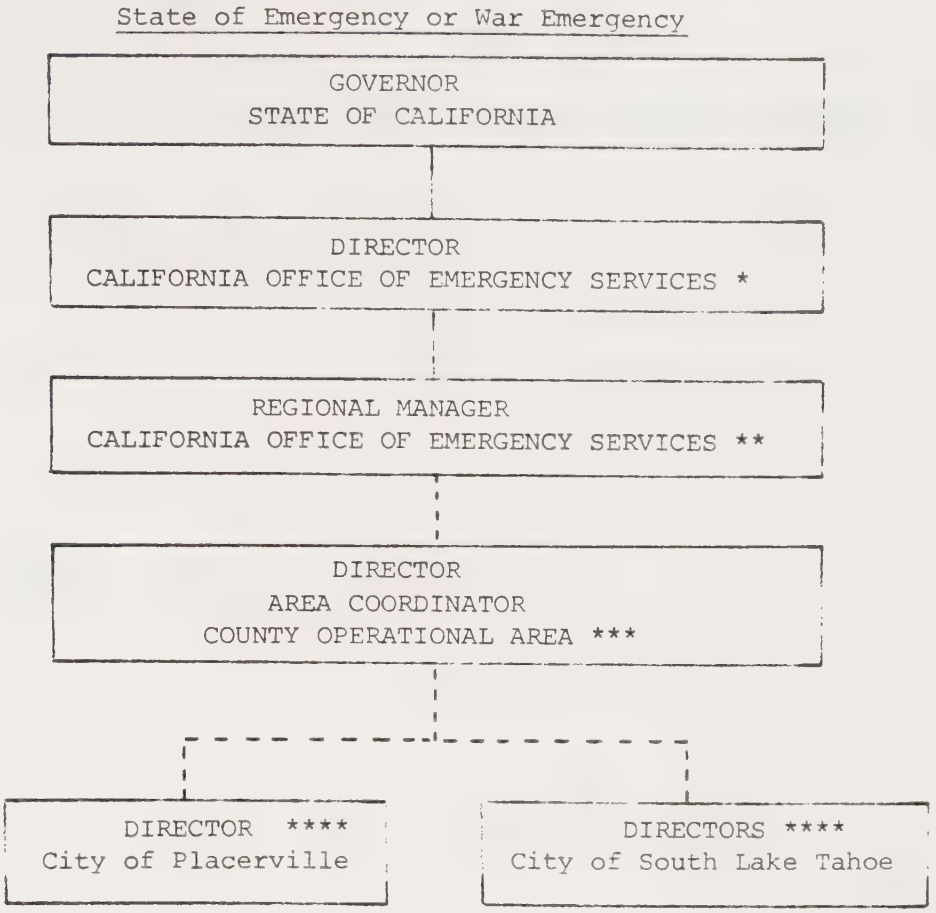


———— Line of Authority

* County emergency service authorized to operate within city jurisdiction

** Member units of the statewide Emergency Resource Management Organization

F. INTERJURISDICTIONAL EMERGENCY RELATIONSHIP CHART



_____ Line of Authority (Direction and Control)

- - - - - - Line of Coordination and Communication, may become line of authority by State Action.

* Has emergency authority delegated from Governor

** Has emergency authority delegated from Director, OES

*** Has emergency authority derived from a pre-emergency joint powers agreement among member jurisdictions (cities and county), and/or as may be delegated from higher authority.

**** Has emergency authority as provided by local ordinance.

Attachment A

CONTINUITY OF GOVERNMENT

A. Lines of Succession and Alternate Officials

1. Board of Supervisors may designate standby officers in event of war-caused vacancies

2. A successor to the position of Director of Emergency Services is appointed by the Board of Supervisors

a. Vice Chairman of the Board of Supervisors - First Alternative

b. Sheriff - Second Alternative

c. Director of Public Works - Third Alternative

3. Deputy Director will continue as Chief of Staff for any Director

B. Temporary Seat of Government

1. If normal seat is not practicable

a. Courthouse, Main Street, Placerville - First Alternative

b. Veterans Memorial Auditorium - Second Alternative

C. Preservation of Records

1. Normally stored in commercial vaults and storage rooms in Santa Cruz Mountain

2. Courthouse basement has vault space available if necessary

Attachment B

BASIC ACTIONS FOR INCREASED READINESS

A. General

1. Increase in international tension may require readiness

2. Readiness Conditions

a. Four: Normal Peacetime

b. Three: and Two: Public Announcements

c. One: Attack Warning

B. Readiness Condition Four

1. Work on upgrading organization and facilities for Emergency Plan

C. Readiness Condition Three

1. Government awareness without formally alerting the general public

2. Notify key personnel of the emergency organization

3. Check fallout shelter stocks, communication systems, conduct training in emergency skills, activate an information agency, distribute emergency information

D. Readiness Condition Two

1. Great risk of war

2. Alert government officials

3. Intensify readiness

E. Readiness Condition One

1. War is imminent or inevitable

2. Mobilize entire emergency organization

3. Complete intensified training in emergency skills and make final preparations for early attack

Attachment C

WARNING SYSTEMS

A. National Warning System

1. State warning system

a. County Sheriff

(1) General public via horns and sirens

B. Types of Warnings

1. Attack

2. Fallout

3. Natural Disaster

C. Warning Signals

1. Attack

2. Attention or Alert

Attachment D

EMERGENCY COMMUNICATIONS SYSTEMS

A. Radio System

1. Sheriff

2. Fire

3. Local Government

Attachment E

EMERGENCY BROADCAST SYSTEM

A. Emergency Broadcast System (EBS)

1. Program entry point for this area is Sacramento County E.O.C.

a. EBS Stations serving this area:

Station	Frequency
KFBK *	1530
KRAK	1140
KCRA	1320

* Indicates protected station

Attachment F

EMERGENCY OPERATING CENTERS

A. Emergency Operating Center (EOC) are facilities for the centralized direction and control of the emergency organization and the general public

B. Facilities

	Name	User	*Fallout Protected Capacity	**Fallout Protection Factor	Communication Systems Status
1.	County Office Center (Primary EOC)	Area Coordinator and Cadre Staff	25	Less than 20pf	Limited
2.	Sheriff's Administration Building	Law Enforcement Service	25	Less than 100 pf	Limited
3.	Courthouse	Area Coordinator and Cadre Staff	25	100 pf	Limited
4.	Sheriff's Administration Building	Law Enforcement Service	100	Over 40 pf (good)	Limited
5.	County Corporation Yard and Office Building	Engineer Service	None	Less than 5 pf (poor)	Limited

* Total capacity based on 24-hour occupancy
** Estimated

Attachment G

FALLOUT SHELTER SYSTEM

A. Fallout shelters - existing facilities which, due to their construction features, will significantly reduce exposure to hazardous radiation in the event of fallout resulting from the detonation of nuclear weapons.

1. The Welfare/Shelter Service will provide staffs for the management of in-shelter activities.

Attachment H

EMERGENCY RESOURCES MANAGEMENT

A. In a war emergency, critical resources will be destroyed.

1. State and local governments, in cooperation with the Federal Government will control allocation and dispersal of remaining resources. (the procedures for such controls are outlined in the State Emergency Resources Management Plan, 1968)

2. The Support Services of the County Emergency Organization will constitute this County's Emergency Resources Management Divisions and will maintain liaison with and support the State and Federal resources management effort.

APPENDIX

I. EMERGENCY SANITATION PROGRAM

A. Goal

To protect the public health and safety through the prevention and correction of environmental health hazards resulting from emergencies or disasters.

B. Responsibility

Local health officers are authorized by the California Health and Safety Code to take any necessary preventive measures to abate, correct, remove, or otherwise protect against any public health hazard caused by a local peril, emergency, or disaster.

C. Legal Authority

Legal Authority	Designated Agency
1. Emergency Powers of Health Officer, Health and Safety Code, Sec. 458	Local health officer

D. Activities

1. Water

a. Aid in development of emergency community water supplies.

b. Give guidance and supervise the treatment and chlorination of affected water supplies.

c. Supervise the repair and reconstruction of damaged water systems.

d. Give guidance and supervise the decontamination of radioactive water.

e. Encourage and assist water purveyors in the development of disaster plans.

f. Monitor bacteriological, physical, and chemical quality of domestic water at times of potential contamination.

2. Sewage

a. Provide general supervision of emergency toilet facilities.

b. Supervise the collection and disposal of toilet wastes.

c. Supervise development of mass housing sewage disposal facilities.

d. Supervise decontamination of radioactive sewage and liquid wastes.

e. Act as consultants during the rehabilitation of sewage plants and systems.

f. Encourage and assist sewage disposal agencies and others to develop disaster plans.

3. Food

a. Supervise sanitation of mass feeding units.

b. Inspect damaged or contaminated food supplies and supervise food salvage and disposal operations.

c. Give guidance and supervise the decontamination of radioactive contaminated surfaces.

4. Housing

a. Assist in the selection and development of public emergency shelters.

b. Supervise the decontamination of evacuees housed in emergency shelters and incoming patients in medical centers.

5. Vector Control and Refuse Disposal

a. Supervise the collection, storage, and disposal of all garbage and refuse.

b. Establish methods and procedures for control of flies, mosquitoes, human body pests, and ectoparasites.

c. Develop and supervise methods and procedures for control of rodents.

d. Supervise the disposal of stray or dead animals.

6. Other

a. Supervise the cleaning and decontamination of tank trucks and vessels to be used for hauling of water, milk, or other potable or edible products.

b. Serve as consultants for laundry operations, particularly decontamination.

c. Develop inventories of community resources which could be used in time of disaster.

d. Develop general contingency plans in the event of disasters.

e. Encourage installations of emergency standby equipment at essential facilities.

f. Encourage the use of the best engineering design features to minimize damage to water, sewer, housing, and other facilities in foreseeable disasters.

g. Inventory industrial and other installations which could create or contribute to community-wide disasters.

h. Develop emergency control procedures for industries which manufacture or handle dangerous chemicals and gases.

i. Encourage the adoption and rigorous enforcement of building codes designed to protect against fire, flood, seismic, and other potential disasters.

j. Work with land use planning agencies to control development in potentially hazardous areas such as near earthquake faults or on flood plains.

k. Provide training to emergency service personnel (fire, police, etc.) in hazard recognition and personnel protection.

l. Develop staff familiarity and competence in dealing with the aspects of human disaster psychology: hysteria, anxiety, depression, etc.

STORAGE, TRANSPORTATION, AND DISPOSAL

Storage and transporation of pesticides are regulated in California by the Department of Food and Agriculture. Disposal is regulated jointly by the Department of Food and Agriculture, the Department of Health, and the State Water Resources Control Board operating through the nine Regional Water Quality Control Boards.

You are prohibited by the Food and Agricultural Code from storing, transporting, handling or disposing of any pesticide, or of any container which holds or has held a pesticide, except in compliance with rules and regulations of the Director of Food and Agriculture. Some important features of the regulations are the following:

- Pesticides and pesticide containers must not be left unattended. Each person who controls the use of any property is responsible for all pesticides and emptied containers on the property. Unless they are under his personal control so as to avoid contact by unauthorized persons, he must either:

    1. Provide a person responsible to him to maintain control over the containers at all times, or

    2. Store the pesticides and emptied containers in a locked enclosure. Tanks over 55 gallons capacity need not be enclosed if the tank outlet and other openings are locked.

- Pesticide containers must be delivered directly to a responsible person, or to a locked enclosure or tank. They may not be merely dropped off at the doorstep, a loading dock, or elsewhere.

- Warning notices, visible from any direction, must be posted around all storage areas containing pesticides labeled with the signal words "danger" or "warning" (toxicity categories 1 and 2). Signs must be readable at a distance of 25 feet and say something like:

DANGER
POISON STORAGE AREA
ALL UNAUTHORIZED PERSONS KEEP OUT
KEEP DOOR LOCKED WHEN NOT IN USE

- No pesticide shall be placed or kept in any container of a type commonly used for food and drink. This careless practice has resulted in many serious injuries and deaths, especially to children.

- A rinse and drain procedure is established, with a declaration that it is a "temporary and partial" solution to the handling of used pesticide containers.

  Procedures are outlined for rinsing and draining only empty containers which have held less than 28 gallons of a liquid pesticide.

Size of Container	Amount of Rinse Solution (usually water)
1 gallon or less	1/4 container volume
5 gallons	1 gallon
over 5 gallons	1/5 container volume

  1. Place the rinse solution in the container, replace closure securely, and agitate.
  2. Drain rinse solution into a mixing tank. Use it as the diluent for mixing a new batch of spray mix. Allow container to drain 30 seconds after normal emptying.
  3. Repeat at least two more times for a minimum of at least three rinses.
  4. After the final rinse, metal containers should be punctured on the top at the rim to allow remaining rinse solution to drain.

- Properly rinsed pesticide containers may be disposed of at certain disposal sites that will not accept unrinsed containers or waste pesticides themselves. What a disposal site can accept is determined by the Regional Water Quality Control Board in that area.

- In addition, certain pesticides and their containers are listed as "extremely hazardous wastes" by the State Department of Health in its regulations. Some pesticides currently in this listing are dichlorvos, compound 1080, hydrogen cyanide, parathion, and strychnine. Any person intending to dispose of these materials or their unrinsed containers must first notify the State Department

of Health and obtain prior approval. Additional requirements will then be explained. Always ask your supervisor or manager for instructions before attempting to dispose of any pesticide or pesticide container.

The following additional information is provided from the EPA core manual.

1. Pesticide Storage

The label will tell you how to store the product.

As soon as pesticides arrive correctly store them in a locked and posted place. Children and other untrained persons should not be able to get to them.

The storage place should keep the pesticides dry, cool, and out of direct sunlight. It should have enough insulation to keep the chemicals from freezing or overheating.

The storage place should have:

- fire-resistant construction, including a cement floor,
- an exhaust fan for ventilation,
- good lighting, and
- a lock on the door.

Keep the door locked when the building is not in use.

The storage building should be away from where people and animals live. This will avoid or minimize harm to them in case of fire.

Store all pesticides in the original containers.

Do not store them near food, feed, seed, or animals.

Check every container often for leaks or breaks. If one is damaged, transfer the contents to a container that has held exactly the same pesticide. Clean up any spills correctly.

Keep an up-to-date inventory of the pesticides you have.

2. Transporation of Pesticides

You are responsible for the safe transport of your pesticide.

- The safest way to carry pesticides is in the back of a truck. Fasten down all containers to prevent breakage and spillage.

- Keep pesticides away from food, feed, and passengers.
- Pesticides should be in a correctly labeled packag
- Keep paper and cardboard packages dry.
- If any pesticide is spilled in or from the vehicle clean it up right away. Use correct cleanup procedures.
- Do not leave unlocked pesticides unattended. You are responsible if accidents occur.

3. Disposal

Disposal requirements are fully covered in California laws and regulations. Try to use up pesticides and rinsing solutions as much as possible, to minimize amounts that must be disposed.

RECORDS AND REPORTS

A final important aspect of the legal use of pesticides is record keeping. Records are necessary for the efficient and safe, operation of a vector control agency. Records of pesticide use are particularly important for medical, legal, and insurance purposes, if you or someone else are poisoned, or if environmental damage from pesticides is noted.

Your employer will tell you what records to keep, and how to keep them. In genral, pesticide application records will include:

- your name,
- date and location of application,
- method of application,
- name and amount of pesticide applied,
- concentration used, and
- area treated.

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CONSULTING GEOLOGIST

George Wheeldon

OPEN SPACE AND CONSERVATION ELEMENTS

OF THE GENERAL PLAN

RESOURCES INVENTORY
AND
ACTION PLAN

EL DORADO COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EL DORADO COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

Richard M. Floch, Director

MAIN OFFICE
360 FAIR LANE
PLACERVILLE, CA 95667

SOUTH LAKE TAHOE OFFICE
P.O. BOX 14506
1359 JOHNSON BLVD
SOUTH LAKE TAHOE, CA 95702

ADMINISTRATION
(916) 626-2438

PLANNING
626-2438

BUILDING
INSPECTION
626-2511

ENVIRONMENTAL
HEALTH
626-2411

TAHOE UNIT
(916) 544-1364
541-7133

TO WHOM IT MAY CONCERN: Open Space and Conservation Elements

The following dates and resolution numbers reflect the time at which action was taken by the El Dorado County Board of Supervisors.

The official file containing all of the background information for the formulation of the Element is on file with the El Dorado County Planning Division. The final Environmental Document and associated notices and correspondence are also on file at the El Dorado County Planning Division.

ADOPTED: 1973

AMENDED: August 2, 1979 178-A79
(Resolution No.)

Richard M. Floch
Community Development Department

RMF:JR

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SECTION I.

PURPOSE

This document is intended to become an informational supplement to the combined Open Space and Conservation Elements adopted in June, 1973. As an amendment to these elements, the following information is designed to fulfill a two-fold purpose.

The first emphasis of this amendment is to assemble, from various sources, all pertinent information in the County of El Dorado that has bearing upon, and is essential to identifying lands in the County that are to be considered as open space or conservation. This collection of information is the core inventory of identified open lands[1] and areas that are to be conserved.[2]

The second emphasis is to further update and refine the action programs as specified in the Open Space and Conservation Elements as adopted in 1973.[3]

---

1. California Government Code Sect. 65560
2. ibid, Sect. 65302
3. County of El Dorado, Open Space and Conservation Elements, pp. 15-17.

SECTION II.

INTRODUCTION

The California State Legislature, in 1973, required each city and county in the State to prepare and adopt a long-range General Plan consisting of nine (9) mandatory elements.[4] Among these, the Open Space and Conservation Elements are designed to provide the residents in California with ample opportunities for lands committed to, or available for utilization as open space. On June 28, 1973, El Dorado County did prepare and adopt combined Open Space and Conservation Elements as components to its overall General Plan. Since that time, these elements have provided major informational input to the Land Use Element of the General Plan and subsequent zoning patterns in El Dorado County.

Recently, the State legislature adopted legislation regarding timberland. That, combined with the new Community Area Plan Program and amendments to the Agricultural Preserves in the County make it now desirable to re-examine some of the component elements of the General Plan. This document is an amendment to reflect these changing conditions. In light of the ongoing evolution of land use concepts and new laws being enacted by various legislative agencies, the General Plan should be viewed not as a static document, but as a major policy guidance "system" that is responsive to changes in local conditions.

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4. Calif. Government Code, Sect. 65302

El Dorado County, through its Community Area Planning Program, is developing a broad range of information that is summarized in the texts and in the Land Capability Studies[5] that relate directly to the purpose of this document. By utilizing a more detailed scale, these community plans enable the County to specifically consider, on a parcel by parcel basis, the optimum utilization of lands. As the primary consideration in each community plan, the enhancement of the health, safety and general welfare of the residents in El Dorado County is paramount in designing the local plan. Inherent in each community area plan is the recognized need by both the County and local residents that preservation of open space for various purposes must be actively planned for. The most common vehicle for the expression of this need is echoed in each plan's "Goals and Policies."

It should be understood, however, that the designation of open space for various purposes is not just a local issue within each community plan, but is significant as a County-wide issue. Each local reservation of lands for open space and conservation purposes obviously contributes to the benefit

5. For example, see the Pleasant Valley-Sly Park-Oak Hill Area Plan, El Dorado County Planning Department. adopted July, 1978.

of all the residents in El Dorado County. In this respect the sum total of the component lands committed for open space and conservation purposes becomes greater than these lands when considered individually; the aggregrate will significantly affect the long term social and economic well-being for the inhabitants of El Dorado County.[6]

The organization of this document is based upon the four (4) major open space concepts indentified by the State Legislature in the "Open Space Lands Act."[7] Summarized, the four (4) major considerations of this inventory and action plan are:

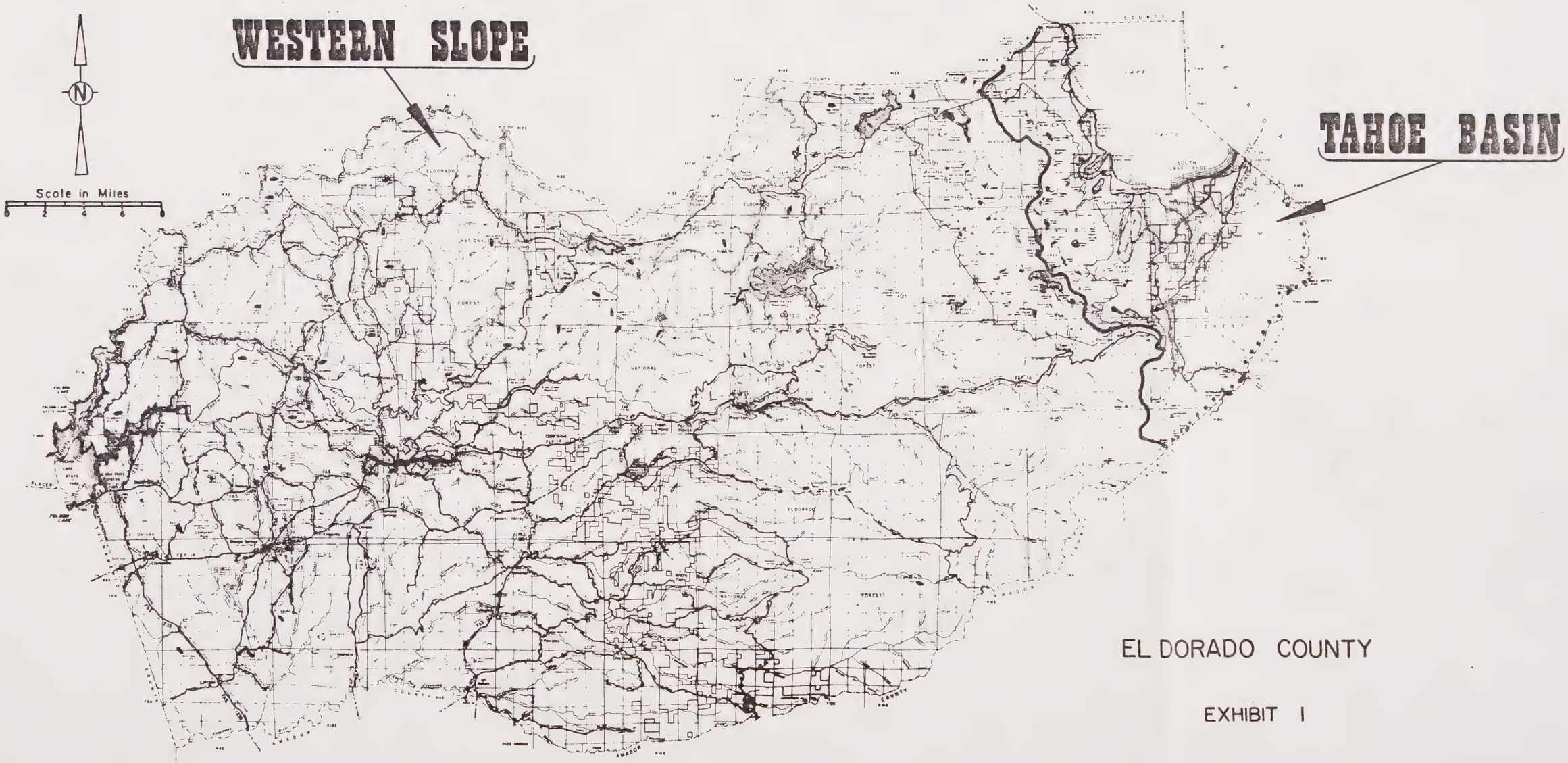
1. Open space for the preservation of natural resources...
2. Open space used for the managed production of resources...
3. Open space for outdoor recreation...
4. Open space for public health and safety...

Due to the closely-allied nature of the Conservation Element and the Open Space Element, the major considerations necessary for the conservation of lands[8] will be included in the four (4) major open space catagories as outlined previously.

This amendment to the Open Space and Conservation Element

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6. California Government Code, Sect. 65561
7. ibid, Sect. G5560
8. ibid, Sect. G5302 (d)



5

EL DORADO COUNTY

EXHIBIT 1

is intended to address these issues throughout El Dorado County. Certain areas in the County, such as the Lake Tahoe Basin, have developed additional information that may provide more detail in local areas on Open Space and Conservation Lands (for example, see The Lake Tahoe Open Space Element, T.R.P.A.)

SECTION III.

BACKGROUND

El Dorado County was one of the 27 counties into which the State of California was first divided back in 1850. Since that date and up to 1907, when Imperial County was formed, 31 other counties were formed making the present total of 58 counties within the State.

Before the gold rush, El Dorado County was largely a wilderness with dense growth of timber extending from Lake Tahoe to within a few miles of the Sacramento County Line.

In January, 1848, James W. Marshall discovered gold at Coloma on the American River. This event triggered the greatest migration in recorded history and was the spark that set off a series of events that has resulted in California becoming the number one state in the nation.

Millions of dollars worth of gold were taken from the rivers and streams of the county during the early years of the gold rush. Following the 49ers came men with more sophisticated methods of mining, including placer operations, and those searching for underground lodes. Mining for precious metals continued as an important part of the economy of the area until World War II, when it was drastically curtailed.

Agricultural activities in El Dorado County began shortly after the arrival of the first gold-seekers and have increased in importance over the years. Canals and ditches were constructed to bring water to areas of the county suitable for agriculture, and fruit and vegetable products were soon being shipped to markets in Sacramento, where they were sold to the new arrivals to California.

Lumbering, which was actually the first industry in the county, began in 1844, when Captain John Sutter's employees whipsawed timber in El Dorado County for use in his fort in Sacramento. Lumber still remains the major resource based heavy industry in the county.

Recreational activities in the county began in the 1870's when a number of resorts were constructed at Lake Tahoe. Since that time, the south shore of the lake has developed into a mecca for tourists from all over the world. In dollar volume, recreation is now the county's number one industry.

Transportation has played an important role in the development of Placerville and El Dorado County. The first railraod was built in 1864 from Folsom to Latrobe, and in 1888 the first train arrived in Placerville. The Camino-Placerville and Lake Tahoe Railroad, more commonly known as the C.P. & L.T., was completed in 1904. An estimated billion and a half board feet of lumber have been moved to market over it rails.

The potential of this dynamic area is dependent on maintaining a well balanced open space and conservation program ensuring continued protection and utilization of its major resources relating to agricultural, lumber, mining and recreation.

SECTION IV.

PHYSICAL FEATURES AND NATURAL RESOURCES

El Dorado County is ideally located in Northern California between the Sacramento Metropolitan area and Lake Tahoe and the Nevada State Line. The County is large in area containing 1,789 square miles or 1,145,024 acres with 52% of the area being in public ownership representing 931 square miles or 596,083 acres.

A. Elevations - The elevations in the County vary from around 200 feet at the Sacramento County Line to 10,881 feet being the top of Freel Peak along the eastern line of County in the Lake Tahoe Basin. There are 2 other peaks over 10,000 feet in the County and they are Monument Peak, 10,067 and Job's Sister, 10,823.

The 1,000 foot elevation lines run diagonally across the County from the northwest to the southwest and quite evenly spaced. The deep indentations of the Middle Fork of the American and Rubicon Rivers, the South Fork of the American River and the various forks of the Cosumnes River Canyons extend into the elevation belts in an east-west line.

B. Temperatures - The average July temperatures also follow the same pattern of elevation lines or belts extending across the County. The average July temperatures range from a high of over 100 degrees which would be at the western end of the County in the lower elevations, to a low of 56 degrees in the higher mountainous regions in the eastern part of the County. There is, however, a pocket in the Twin Lakes region of Alpine County which may experience slightly lower temperatures.

The average January temperatures again follow slightly the north-west to the south-east belts of the average July temperatures. The ranges extend from a high of anything over 44 degrees in areas below the 1,000 foot elevation in the western end of the County to a low of anything below 20 degrees which would be in the mountains between the Crystal Basin and Lake Tahoe Ranges or in other words, the Desolation Wilderness area.

C. Rainfall and Snowfall - Here again, the rainfall and snowfall belts extend diagonally across the County from the north-west to the south-east. The winter storms which can extend from November through to May generally come from the south-west and travel in a northeasterly direction. The rainfall averages 30 inches per year at the extreme western end of the County and increases up to 70 inches per year at the Crystal Basin range just east of Union Valley Reservoir. It decreases after that and by the time the storms have reached the Lake Tahoe Basin there is only 30 inches per year deposited. It is rather ironic to think of the Tahoe Basin as being a water deficient area. The snowfall begins with an average of 20 inches per year in about the 3500 foot elevation line with the snowline beginning at the 3000 foot elevation and extends up to 250 inches per year which is the area immediately preceeding the Crystal Range. The snowfall decreases going eastward to around 200 inches per year in the Lake Tahoe Basin.

D. Watersheds - The County is divided into 4 major watersheds - South Fork of the American River, North Fork of the American River, Cosumnes River and the Lake Tahoe Basin. The South Fork watershed is the largest and extends to the north central portion of the County from the Sacramento County Line to the Tahoe Basin and over into Amador and Alpine counties to the east and south.

The Cosumnes watershed is the next largest and is located in the southern portion of the County but does not extend eastward too much. It could also be determined to be water deficient as very few of its streams run all year. The next largest watershed is the North Fork of the American River which also includes the Rubicon River and Desolation Valley. This watershed is located along the north boundary of the County. The last watershed and the smallest is the Lake Tahoe Basin which includes a small portion of Alpine County. This watershed is considered water deficient even though Lake Tahoe is a large lake and is over 1600 feet deep. The deficiency derives from the fact that the water in the lake is all delegated to users downstream and with the increase of population at the south end of the lake, the County could find itself short of water.

E. Land Slopes - El Dorado County being a mountainous County necessarily contains a magnitude of steep slopes. Relatively little of land comes under the category of level land.

A Land Slope Map vividly discloses that at least 60 to 65% of the land area is of 25% or greater slope. Generally, it is these types of land that are considered undevelopable due to steepness. Access and septic tank installations are practically impossible to provide. Fortunately the vast majority of the steeper lands are located in the higher mountains under U.S. Forest Service control and should not present any problem insofar as future development is concerned.

The other three categories identify the lands from 0 to 5%, 5 to 15%, and 15 to 20% slopes and can well be considered for some type of future development. It appears that the vast percentage of lands in the above classifications are contained in the 5 to 15% category.

In the future when lands are being developed, the excessively steep slope areas should be placed in green belts, whatesheds or under common ownership.

F. Geology - The geological features of El Dorado County are largely part of the Sierra Nevada Range upon which the County lies. Surface rocks are primarily basic igneous and metamorphic. The oldest rocks are exposed at the higher peaks. These metamorphic rocks are of Paleozoic age. Younger granitic rocks of Jurassic and Cretaceous age have intruded these great masses and comprise the parent materials of much of the soils at the higher elevations.

At the southwestern foothills, with elevations of less than 1,000 feet, basic rocks of the Mariposa age are abundant. The two major groups of Mariposa rocks found in these areas are amphibolite and to a lesser extent serpentine and dyroxenite. In the northwestern parts of the County, one encounters an abundance of metamorphic rocks

of the Calaveras Formation consisting of chert, slate, quartzite and mica schist. Serpentine and Greenstone formations of limited extent are also found in this area.

G. Natural Resources

1. Mineral Deposits - The deposits of gold were the original lure of El Dorado County and other mountain areas in northern California. They brought miners from all over the world, over a century ago, to the western slopes of Sierra Nevada. Many millions of dollars worth of gold (about 2,230,000 ounces) were taken from the river bottoms and other alluvial deposits until further extraction became too expensive. For all practical purposes, the readily available deposits of this precious resource are exhausted.

Other mineral deposits exploited to varying degrees in the past hundred years were slate, copper, asbestos, and chromium. At the present time, quarrying of limestone, slate, talc, soapstone, and volcanic tuff (placerite) comprises the extent of mineral activity within the County. The quantities of the various minerals produced in 1969 had a total value of about $3,000,000.

2. Timber - The immense, lush forests of the Sierra Nevada mountains attracted some of the first entreprenuers to the mountain counties and led to the discovery of gold. Long after gold supplies have vanished, the forest resources still assume a prominent economic role in these areas. Mixed stands of conifers, above elevations of 2,000 feet are abundant throughout El Dorado County as in other neighboring counties.

The principal commercial species include Sugar Pine, Ponderosa Pine, Jeffrey Pine, White Fir, Douglas Fir and Incense Cedar. Many of the trees of these species offer the size and quality requisite for both commercial and recreational uses. The bulk of the commercial timber stands in public ownership are managed under sustained-yield principles, thus insuring a continuous supply of raw material for the needs of the lumber industry.

Much of the forested land within the County is in El Dorado National Forest, managed by the United States Forest Service under the multiple-land-use principles; giving due recognition to watershed, grazing, wildlife and recreation as well as commercial timber production.

The El Dorado National Forest lands within the County annually produce about 100 million board feet of logs. An additional 100 million board feet are logged from private lands. The total acreage of commercial forest lands in the County is approximately 500,000 acres with 65% in public ownership.

An increasing demand is developing for miscellaneous small products from the timber lands. Christmas tree farms have become established, tree bark is being processed and sold for soil conditioner and cones are shipped for decorative purposes.

3. Agriculture - The deep soils, cool climate and adequate high quality water attracted specialized agricultural crops to the area. Lands located between 1200 and 3500 feet elevation can produce crops which cannot be grown more successfully elsewhere in the United States. El Dorado County's mountain bartlett pears have a nationwide reputation for their keeping quality and high dessert flavor. Late season plums and cherries are experiencing a resurgence of popularity. The crisp high flavored mountain apples produced in this area surpasses all other apples grown in the State of California. Christmas trees grown in El Dorado County are of exceptional quality. White Fir being the predominent native species. Dry farm walnuts have proven to be an economical high density crop in the County,

At the present time, there are 3419 acres of bearing horticultural crops in El Dorado County. There is an additional 232 acres of non-bearing crops. 5297 acres are devoted to irrigated pasture. 4600 acres devoted to hay. 250,000 acres devoted to dry land pasture. This industry in 1972 produced a gross income of $8,343,000.00.

During the past 12 years the specialized agriculture in El Dorado County has been merged with compatible recreation. Examples of this merger are hunting clubs on cattle ranches, roadside ranch marketing programs and other recreational activities compatible with agriculture.

4. Water Resources - American and Cosumnes Rivers are the two major rivers in El Dorado County. South Fork American River has its headwaters in the Sierra Nevada Mountains in the County and flows into Folsom Reservoir at the westernmost boundary of the County. North Fork American River flows for a considerable distance along the northwestern boundary of the County with Placer County and also discharges into Folsom Reservoir. The headwaters of this fork of the American River lie in Placer County. Middle Fork American River flows along the northern boundary of the County and joins the North Fork at a point east of Auburn and north of Cool.

The Cosumnes River has three forks, all of which originate and flow in El Dorado County. The South Fork Cosumnes River flows along the southern boundary of the County with Amador County and joins the other two forks continuing to mark the boundary as Cosumnes River to the point where the three counties of El Dorado, Amador and Sacramento meet. Thence, the River flows west to the Delta.

Rubicon River also flows along part of the northern boundary of the County with Placer County and joins the Middle Fork American River at a point northeast of Buckeye.

5. Surface Water Quality - Water quality data for some of the surface streams have been measured and recorded in publications of the State Department of Water Resources. From the data presented in these publications it can be concluded that surface waters of El Dorado County are of excellent mineral quality and are suitable for any kind of beneficial use.

6. Groundwater Conditions - Information on groundwater conditions in the County is only available for the South Tahoe region, compiled by the State Department of Water Resources. From the data available, it is noted that groundwater levels in the South Tahoe Valley area range from about 5 feet to 63 feet below the ground surface. Existing records on mineral composition of groundwater in the South Tahoe Valley indicate that groundwater in this part of the County is of excellent quality and is suitable for any beneficial use.

Isolated groundwater basins in the western slopes of the County are also tapped by farmers and individual homes for irrigation and domestic use. Quantities of water extracted from these wells are negligible in the total water budget.

SECTION V.

INVENTORY OF OPEN SPACE AND CONSERVATION LANDS

As the rapid growth rate in El Dorado County necessitates the continued conversion of unimproved lands to suburban and rural residental uses, there is an increasing awareness that adequate provision must be made to protect and identify certain lands for open space and conservation. This Inventory of Resources and companion action policies are intended to identify the significant open space lands in El Dorado County and present action policies describing how the County is, or will, actively plan for the optimum utilization of these lands.

A. OPEN SPACE FOR THE PRESERVATION OF NATURAL RESOURCES

1. Endangered, Rare or Protected Animals

There are a number of endangered, rare or protected species of animals that are possible residents or visitors to the Western Slope of El Dorado County. Exhibit 2, "Rare, Endangered and Protected Species on the Western Slope," shows these species and criteria used to determine their status. Due to the highly migratory nature of most of these animals, mapping specific habitat locations is difficult, if not impossible. For development projects having a significant impact on these protected species, field investigation by an experienced wildlife expert should be done to determine if any of these animals

exist in the project site.

2. Rare and Endangered Plants

Currently in various locations throughout El Dorado County, the California Native Plant Society has located a number of plant species that are considered to be rare and endangered. Exhibit 3 displays these species and describes the general locations where they can be found. Due to the rare and endangered status of these plants, the County must carefully regulate development activities in the vicinity where these plants are found. Development projects that may potentially disrupt the existing biotic habitat of these plants should be carefully assessed by a qualified biologist or botanist and mitigation measures formulated. Note: The El Dorado County Planning Department has on file U.S.G.S.Quad Maps displaying the general vicinity where these plants have been observed.

3. Watersheds

The County is divided into 4 major watersheds - South Fork of the American River, North Fork of the American River, Cosumnes River and the Lake Tahoe Basin. (See Exhibit 4, "Major Watersheds.") The South Fork watershed is the largest, and extends to the north central portion of the County from the Sacramento County Line to the Tahoe Basin and over into Amador and Alpine counties to the east and south.

The Consumnes watershed is the next largest and is located in the southern portion of the County, and extends into the

RARE, ENDANGERED AND PROTECTED ANIMAL SPECIES
ON THE WESTERN SLOPE OF EL DORADO COUNT

Common Name	Scientific Name	Status	Abundance in County
Red-legged Frog	Rana aurora	Fully protected (4)	Likely resident
Horned Lizard	Phrynosoma sp	Protected (4)	Resident
San Joaquin Whipsnake	Masticophis flagellum ruddocki	Protected (4)	Unlikely resident (found at lower elevations)
Southern Bald Eagel	Haliaeetus l. leucocephalus	Endangered (1,2,3)	Overhead visitor
American Peregrine Falcon	Falco peregrinus anatum	Endangered (1,2,3)	Overhead visitor
Ring-tail Cat	Basariscus astutum	Endangered (1)	Possible resident
Wolverine	Gulo luscus	Protected (2)	Likely resident (high elevations)

* Protected species are animals whose take is limited by the California Fish and Game Department. Fully protected means that the animal may not be taken although it is not listed as a rare or endangered species. Game animals are not included in the above list.

(1) California Department of Fish and Game: January 1971. "California's Fully Protected Birds, Mammals, Reptiles and Amphibians and Fish"

(2) California Fish and Game Commission, 1971. "Listing of California's Endangered and Rare Fish and Wildlife"

(3) U. S. Department of the Interior, 1970. "Federal Listing of Endangered Species of Native Fish and Wildlife"

(4) California Department of Fish and Game, 1972. "1972 California Sport Fishing Regulations"

EXHIBIT 2

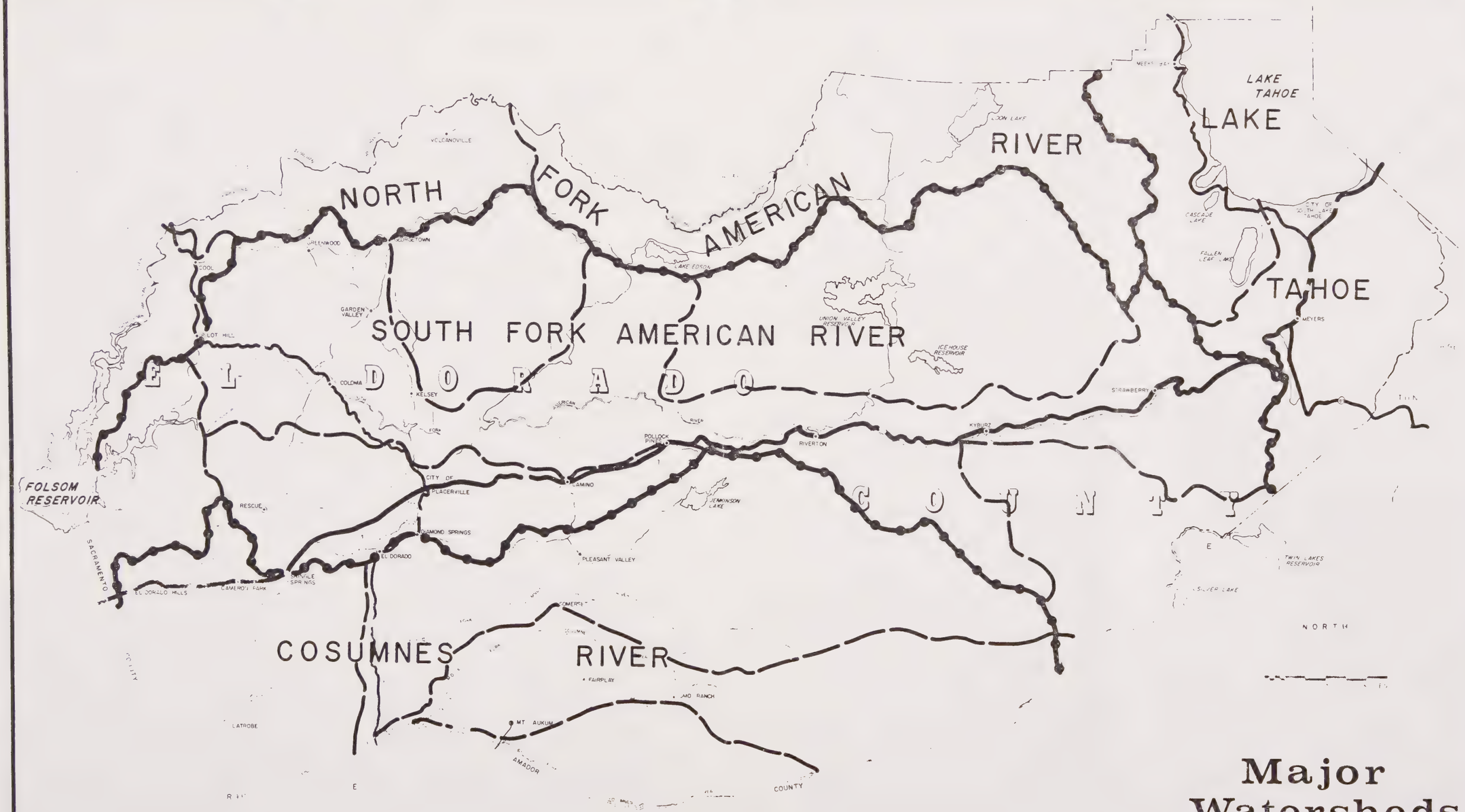
EXHIBIT 3

RARE AND ENDANGERED PLANTS IN EL DORADO COUNTY

	Bontanic Name	Common Name	Observed General Vicinity
1.	Carex paucifructa	Sierra Sedge	T.12 N., R.17 E., SECT. 9
2.	Ceanothus roderickii	Pine Hill Ceanothus	T.10 N., R.4 E., SECT. 16
3.	Dichondera donnelliana	California Dichondera	T.11 N., R.8 E., SECT. 18
4.	Draba asterophora	Cuplake Draba	T.11 N., R.17 E., SECT. 3
5.	Draba cruciata	Tahoe Draba	T.11 N., R.17 E., SECT. 4; T.12 N., R.19 E., SECT. 31
6.	Fremontodemdron decmbens	Pine Hill Flannel Bush	T.10 N., R.9 E., SECT. 16
7.	Galium californicum	El Dorado Galium	T.11 N., R.8 E., SECT. 35 & 36; T.10 N., R.9 E., SECT. 16
8.	Helianthemum suffrutescens	Amador Rush Rose	T.10 N., R.9 E., SECT. 16
9.	Lewisia pygmaea	Long Petaled Lewisia	T.12 N., R.16 E, SECTS. 12 & 36
10.	Lewisia serrata	Sierra Lewisia	T.12 N., R.12 E, SECTS. 12 & 14
11.	Myrica hartwegii	Sierra Sweet-Bay	T.12 N., R.12 E., SECTS. 11, 12, 13, 14; T.9 N, R.13 E, SECT. 17
12.	Navarretia prolifera	Yellow Burr Navarretia	T.10 N., R.11 E., SECT 10; T.11 N., R.13 E., SECTS. 30 31 & 32; T.11 N., R.12 E., SECT. 35
13.	Phacelia stebbinsii	Stebbins Phacelia	T. 11 N., R.13 E., SECT. 4
14.	Rorippa subumbellata	Tahoe Yellow Cress	T.14 N., R.17 E., SECT. 29; T.13 N., R.17 E., SECTS. 3, 21 & 22
15.	Senecio layneae	Layne Butterweed	T.9 N., R.9 E., SECT. 11

RARE AND ENDANGERED PLANTS IN ELDORADO COUNTY (CONTINUED)

	Bontanic Name	Common Name	Observed General Vicinity
16.	Trifolium bolanderi	Bolander Clover	T.11 N., R.14 E., SECT. 11
17.	Veronica cusickii	Cusick's Speedwell	T.10 N., R.18 E., observed in general vicinity of Twin Lakes Reservoir
18.	Viola tomentosa	Felt-leaf Viola	T.14 N., R.14 E., SECT. 36; T.9 N., R.14 E., SECT. 11
19.	Wyethia reticulata	El Dorado Mule-Ears	T.10 N., R.9 E., SECT 20; T.9 N., R. 9 E, SECTS 2 & 11; T.10 N., R.9 E., SECTS 14, 16, 23 & 34
20.	Phalacroseris bolander		T.13 N., R.14 E., SECT. 13
21.	Haplopappus eximius		T.11 N., R.17 E., SECT. 4 & 26; T.12 N., R.19 E., SECT. 31; T.12 N, R.17 E., SECT. 9



LEGEND

MAJOR WATERSHED DIVIDE

SECONDARY WATERSHED DIVIDE

Major Watersheds

EXHIBIT 4

south-central portion of the County. Due to lower relative elevations and lesser amounts of precipitation very few of its streams run all year. The next largest watershed is the North Fork of the American River which also includes the Rubicon River and Desolation Valley. This watershed is located along the north boundary of the County. The smallest watershed in the County is the Lake Tahoe Basin. This watershed includes a small portion of Alpine County.

The proper management of watersheds is a complex process. All developments on watershed lands should be assessed to determine the potential for degredation to the County's water resources.

4. Water Resource Development

The control and utilization of El Dorado County's rivers dates back to the Gold Rush, when miners began diverting water for mining purposes. Today, water projects provide irrigation water, flood protection, hydroelectric power, and domestic water to various parts of the County. Exhibit 5, "Current Water Development," shows the existing lakes and reservoirs and those proposed reservoirs for which land is currently being acquired.

In addition to the lands being currently acquired for water development, the El Dorado Irrigation District (EID) is considering the South Fork of the American River Project (SOFAR) which would provide a long term water supply for El Dorado County.

CURRENT WATER DEVELOPMENT

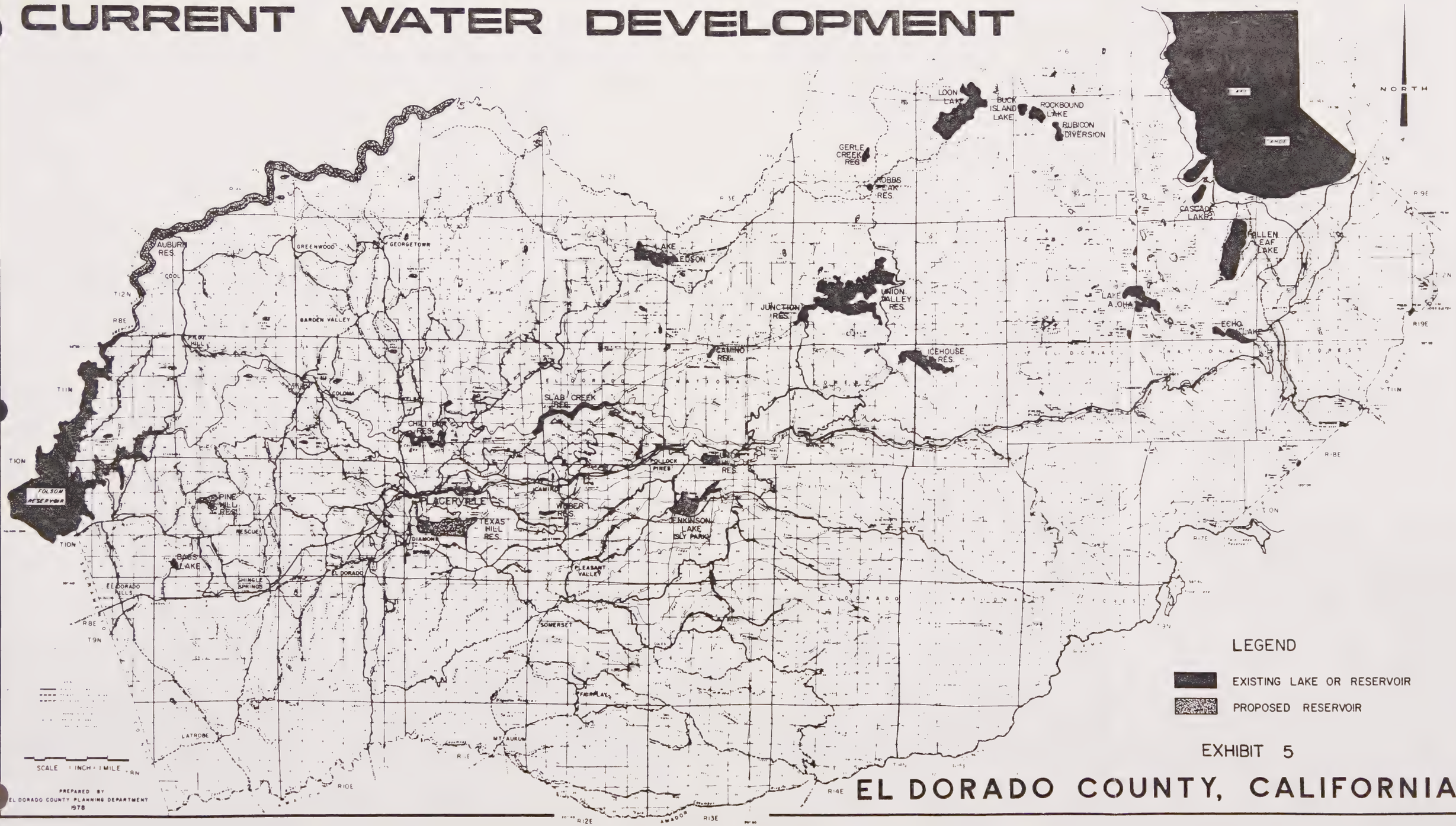


EXHIBIT 5

EL DORADO COUNTY, CALIFORNIA

Depending upon final project approval, up to six additional reservoirs are possible. Tentatively, those reservoir sites include the Coloma, Salmon Falls, Plum, Alden, Sherman and Forni areas.

5. Water Quality

The maintenance of water quality is and will continue to be a joint effort of local, regional, state and federal agencies, with local agenies bearing the primary responsibility for implementing water quality control measures.

Man-made problems which might impair the water resources of the County include:

1. Contamination of surface waters by the improper location or use of stabilization ponds for sewage treatment. Strict control and maintenance of existing ponds are necessary to limit discharges into receiving waters.
2. Contamination by ground water by the improper design or septic tank filter fields.
3. Siltation and erosion - causing degradation of surface waters.

6. Recommendations

1. Continue to evaluate the impact of proposed developments on rare, endangered and protected wildlife and

assess the development impacts for potential degradation to watershed lands through the County's environmental assessment process.

2. Continue to implement appropriate local and state regulations to maintain the quality of water resources in the county.
3. Encourage landowners and developers to maintain and enhance native vegetation to prevent erosion and siltation.
4. The County should continue to coordinate with county water districts and sewer service areas to determine the optimum feasibility of providing water and sewer systems to rural communities.
5. Continue to implement minimum streamside setbacks to protect water quality.

7. Action Policies

The County of El Dorado will:

1. Protect identified critical wildlife habitats in the County by utilization of open space and conservation zoning or by protective design features in development projects.
2. Protect the water quality in the County, including that in streams, rivers and lakes, by strict application of Central Valley and Lahontan Regional Water

Quality Control Boards' regulations.

3. Encourage the use of "best management practice," as identified by Soil Conservation Service, in watershed lands as a means to prevent erosion, siltation and flooding, protect water quality, and the preservation of land with agricultural uses or potential.
4. El Dorado County will maintain a program of building setbacks and non-building easements along live streams and water courses as described in the "Recommendations from the Environmental Health Department" (Appendix A-1).
5. El Dorado County will plan for the development of water projects that will serve the projected county population growth in locations that are compatible with the natural and cultural environment.

B. OPEN SPACE FOR THE MANAGED PRODUCTION OF RESOURCES

Within El Dorado County, this category includes lands used for the managed production of resources, including forest lands, range lands and agricultural lands.

1. Forest Lands

The forest lands of El Dorado County contribute the raw materials to the County's lumber industry. This activity is the County's major industry. Proper timber management will ensure that this resource will not be depleted. The following chart, (Exhibit 6, "California Timber Production in 1975"), presents the timber production for each of the California counties. Commercial Forest is defined as that land capable of producing 20 cubic feet per acre per year of industrial wood and not withdrawn from timber utilization. Commercial Forest Lands in El Dorado County by both ownership class and acreage is displayed in Exhibit 7.

Most of the commercial timberland under private ownership is in the Timberland Preserve Zone (TPZ), Exhibit 8 - "Timber Preserves," shows those areas in TPZ (see Appendix A-2). The current total of lands zoned as Timberland Preserves is approximately 135,000 acreas.

The U. S. Forest Service, manages approximately 42% of the land in the County and manages approximately 58% of the County's

EXHIBIT 6

California Timber Production in 1975

County	No. of Timber Operators	Veneer Logs & Saw Logs (MBM)	Pulpwood (MBM)	Misc. (MBM)	Total (MBM)
Alpine, Mono, Inyo	3	2,212	-	-	2,212
Amador	25	40,130	-	102	40,232
Butte	43	42,740	200	216	43,156
Calavaras	37	35,723	28	226	35,977
Del Norte	20	203,183	5,344	359	208,886
El Dorado	65	255,260	5,944	748	261,952
Fresno	9	136,296	-	8	136,304
Glenn	9	28,868	-	1,004	29,872
Humboldt	311	948,792	5,627	894	955,313
Lake, Colusa	9	14,682	100	3,397	18,180
Lassen	60	107,960	4,211	138	112,309
Madera	5	64,263	-	26	64,289
Mariposa, Merced	9	15,934	-	43	15,977
Mendocino	124	474,438	14,681	1,423	490,542
Modoc	35	80,915	-	-	80,915
Monterey, San Luis Obispo	6	20	-	-	20
Napa, Marin, Solano	2	-	-	-	-
[illegible]ada	71	37,230	150	333	37,713
Placer	68	131,244	-	325	131,569
Plumas	67	213,969	531	35	214,535
San Bernardino, Los Angeles	23	20,516	-	70	20,586
San Diego, Riverside	6	-	-	70	70
San Mateo	15	6,653	-	18	6,671
Santa Clara, San Benito Contra Costa, Alameda	11	-	200	-	200
Santa Cruz	31	9,679	500	156	10,335
Shasta	102	328,110	529	1,792	330,431
Sierra	29	63,340	100	304	63,744
Siskiyou	123	391,662	2,686	1,096	395,444
Sonoma	48	66,981	28	1,423	68,432
Tehama	33	132,835	-	8,250	141,085
Trinity	44	183,140	1,026	82	184,248
Tulare, Kern, Ventura	17	82,619	-	38	82,657
Tuolumne	21	120,577	82	63	120,722
Yuba	14	28,620	1,000	225	29,845
TOTAL	1,256	4,268,592	42,967	22,864	4,334,423

EXHIBIT 7 - COMMERCIAL FOREST LAND

AREA OF COMMERCIAL FOREST LAND BY OWNERSHIP CLASS AND COUNTY (January 1, 1972) IN THOUSAND ACRES 1/

OWNERSHIP CLASS	EL DORADO	NEVADA	PLACER	SIERRA	ALL COUNTIES
National Forests	256	105	167	282	810
Other Public	11	13	15	3	42
Total Public	267	118	182	285	852
Private:					
Forest Industry 2/	99	5	58	30	192
Farmer-owned 3/	68	12	3	18	101
Misc. Private - Corp. 4/	21	96	42	28	187
Misc. Private - Non Corp. 5/	83	77	80	21	261
Total Private	271	190	183	97	741
All Ownerships	538	308	365	382	1,593

1/ Source: Unpublished data PNWF & RES. Data year 1972

2/ Forest Industry: lands owned by companies or individuals operating wood using plants.

3/ Farmer owned: land owned by operators of farms.

4/ Misc. Private Corporation: lands owned by companies or corporations that do not operate wood using plants. Included are corporate farms, some railroad lands, land holding companies, etc.

5/ Misc. Private - Noncorporation: Lands other than forest industry, farmer owned, or corporate lands.

TIMBER PRESERVES



EXHIBIT 8

EL DORADO COUNTY, CALIFORNIA

commercial timberland. The U. S. Forest Service, has instituted a "multiple use" concept for forest management. Their policy establishes five basic uses of National Forests, which correspond closely to the intent of the Open Space Lands Act in California:

1. Conservation and watershed enchancement
2. Recreation
3. Production and conservation of timber
4. Protection of wildlife and wildlife habitats
5. Rangeland for livestock

2. Range and Agriculture Lands

While a great deal of the western portion of El Dorado County has been used as rangeland historically, for range lands to be economically viable it is now almost a cost requirement that they be included in the "Williamson Act Program" and paid for completely.

In 1965, the California Legislature adopted the California Land Conservation Act (Williamson Act). It provides a tax incentive for the preservation of lands in agricultural use. By using contracts as well as zoning, the Land Conservation Act allows voluntary action by Agricultural property owners (see Appendix A-3).

There is a very limited amount of soil suitable for food crop production in the western portion of El Dorado County.

Those areas with existing agriculture are located to the east of Placerville in the Camino - Fruitridge Area and to the north of Placerville in the area of Gold Hill. These two areas have soils, climate and water availability required for agricultural pursuits. Many of those lands seriously committed to agriculture are in the Williamson Act Program. El Dorado County has also developed a specific zoning catagory designed to protect agricultural lands. The Planned Agriculture zone (PA) (see Appendix A-4) will fulfill a need to protect agricultural lands that are not in the Timber Preserve Zone (TPZ) or inclusion in the Williamson Agricultural Preserve Program. Currently, the total of land now contracted as Williamson Agricultural Preserves is approximately 62,000 acres. Williamson Act Lands are displayed on Exhibit 9, "Agricultural Preserves of El Dorado County."

3. Recommendations

1. Continue to zone Williamson Act Lands Exclusive Agriculture.
2. Continue to apply the Timberland Preserve Zone to those parcels meeting the criteria listed in that zone district.
3. Encourage the application of sound agricultural practices on private and public lands.
4. Encourage the U. S. Forest Service to continue its policies of protection and multiple use management

AGRICULTURAL PRESERVES
OF
EL DORADO COUNTY
CALIFORNIA

MARCH 1, 1977



EXHIBIT 9

LEGEND

- PRIME LAND IN AN AGRICULTURAL PRESERVE
- NON-PRIME LAND IN AN AGRICULTURAL PRESERVE
- 3 MILES FROM INCORPERATED CITY LIMITS WITH OVER 1500 REGISTERED VOTERS

of national forest lands in the County.

5. Continue to implement the California Land Conservation Act of 1965 (The Williamson Act) on appropriate agricultural lands.

4. Action Policies

1. Encourage careful timber management practices, so as to ensure a sustained, long-term yield situtation.
2. Continue to encourage timber production by providing tax incentives and implementing Timberland Preserve Zoning on applicable forest lands.
3. Prime agricultural lands in El Dorado County will be protected by utilization of the Timberland Preserve Zone (TPZ), the Planned Agriculture zone (PA), or the inclusion in the Williamson Act Agricultural Preserve Program whenever acceptable applications are made.
4. El Dorado County will require prudent and sound management practices to enable the sustained production of the County's mineral and agricultural resources.

C. OPEN SPACE FOR OUTDOOR RECREATION

Recreation is one of the leading industries in El Dorado County. Federal, State, County, City, local districts, and private concerns combined provide a wide range of recreational facilities for public use. Camping, hiking, sightseeing, water and snow sports are some of the highly popular outdoor recreational activities available in El Dorado County.

1. Public Lands and Facilities

The Federal agencies supplying recreational facilities are: the U. S. Forest Service, which administers the El Dorado and Tahoe National Forests and provides improved campgrounds at various locations; and the Bureau of Reclamation which will provide picnic, camping, boat launching and water sports facilities at the Auburn Reservoir which is currently under construction. In addition to camping, the National Forest is used for picnicking, hiking, hunting, fishing, snowmobiles, off- road vehicles and cross-country skiing.

The California State Parks and Recreation Department administers the Folsom Lake Recreation Area, Coloma State Park, Emerald Bay State Park, Bliss State Park and Sugar Pine Point State Park. The Auburn Reservoir recreation facilities will also be administered by this department.

El Dorado County has numerous recreation facilities throughout the County. Most of these are day use but some also provide

camping facilities. Exhibit 11,"Recreation Facilities," shows the location of major recreation sites in the County. An inventory of those facilities follows the exhibit.

The pattern of land ownership in El Dorado County is dominated by public ownership, and coupled with the significant amounts of private land that has been included in the Timber Preserve Zone and the Williamson Act Agricultural Preserve Program, the reservation of adequate and significant amounts of open space lands on a long term basis is ensured to the residents of El Dorado County (see Appendix A-5, "Total Reserves of Open Space and Conservation Lands").

In 1975, 48% of the County's 1,145,024 acres were estimated to be in public ownership. Public land ownership is estimated at:

	Acres	% of Totol
National Forest	486,094	42
Bureau of Reclamation	30,000	2.6
Bureau of Land Management	14,882	1.2
State of California	20,258	1.7
Local Agencies	1,000	.08
Water Areas	51,960	4.5
	594,194	48% (rounded off)

Exhibit 10, "Open Space Lands," shows the large amount and



Open Space Lands

LEGEND

- PRIVATE LAND
- U.S.F.S.
- STATE
- COUNTY
- B.L.M.
- U.S.F.S. (PERMIT TO COUNTY)
- B.L.M. (PERMIT TO STATE)

EXHIBIT 10

PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE, CALIFORNIA 1971



RECREATION FACILITIES

EXHIBIT 11

EL DORADO COUNTY

RECREATION FACILITIES

Reference No.	NAME	OWNERSHIP
1	Folsom State Recreation Area	State of California
2	El Dorado Hills Golf Course	Open to Public
3	Bass Lake	El Dorado County
4	Crazy Horse	Private
5	Cameron Park Golf Course	Members Only
6	Shingle Springs Park	El Dorado County
7	Cold Springs County Club	Members Only
8	Lotus	Private
9	Coloma State Park	State of California
10	Coloma Resort	Private
11	Camp Coloma	Private
12	Point Pleasant Beach	Private
13	Pondorosa Park	Private
14	Auburn Lake Trails Golf Course	Members Only
15	Greenwood	El Dorado County
16	Georgetown Airport	El Dorado County
17	Georgetown Neighborhood Park	El Dorado County
18	Lake Walton	El Dorado County
19	Bear Creek	National Forest
20	Finnon Lake	El Dorado County
21	Golden Nugget Campground	Private
22	Bennett Park	Placerville
23	Diamond Springs Park	El Dorado County
24	City Playground	Placerville
25	Rotary Park	Placerville
26	Lions Park	Placerville
27	Sierra Golf and Country Club	Open to Public
28	Placerville Airport	El Dorado County
29	Lumsden Park	Placerville
30	Bedford Park	Placerville
31	Ghost Mountain Ranch	Private
32	Vista	National Forest
33	Stumpy Meadows	National Forest
34	Black Oak	National Forest
35	Forebay	Pacific Gas & Electric
36	Entrance	National Forest
37	Bridal Veil	National Forest
38	Cleveland Corral	National Forest
39	Ice House Resort	Private
40	Silver Creek	National Forest
41	Ice House	National Forest
42	Big Hill	National Forest
43	Sunset	National Forest
44	Pashoda	National Forest
45	Yellow Jacket	National Forest
46	Wench Creek	National Forest
47	South Fork	National Forest
48	Gerle Creek	National Forest
49	Wentworth Springs	National Forest
50	Pleasant	National Forest
51	Loon Lake	National Forest
52	Wrights Lake	National Forest
53	Sugar Pine Point State Park	State of California
54	Meeks Bay Campground & Resort	National Forest & Permittee
55	D. L. Bliss State Park	State of California
56	Eagle Falls	National Forest
57	Bayview	National Forest
58	Emerald Bay	State of California
59	Baldwin Beach	National Forest
60	Camp Richardson Resort	National Forest Permittee

Reference No.	NAME	OWNERSHIP
61	Fallen Leaf Lake	National Forest
62	Kiva Beach	National Forest
63	Pope Beach	National Forest
64	South Lake Tahoe Recreation Area	South Lake Tahoe
65	South Shore Bijou	Open to Public
66	Heavenly Valley Ski Area	Private & National Forest
67	Tahoe Valley	Private
68	Lake Tahoe Country Club	Open to Public
69	Tahoe Paradise Golf Club	Open to Public
70	Echo Lake Resort	National Forest Permittee
71	Sierra Ski Ranch	National Forest Permittee
72	Camp Pinecrest Organization Site	National Forest Permittee
73	Sayles Flat	National Forest
74	42 Mile	National Forest
75	Pyramid	National Forest
76	39 Mile	National Forest
77	Eagle Rock	National Forest
78	China Flat	National Forest
79	Rat Castle	National Forest
80	Kiwanis Camp	Private
81	Sand Flat	National Forest
82	Digger Indian Springs	National Forest
83	Alder Creek	National Forest
84	Sly Park	El Dorado Irrigation Dist.
85	Capps Crossing	National Forest
86	Mormon-Emigrant Info. Station	National Forest
87	Leek Springs	National Forest
88	Silver Basin Ski Area	Private & National Forest
89	Tragedy Springs	National Forest
90	Silver Lake	National Forest
91	Kirkwood Lake	National Forest
92	Kirkwood Ski Area	Private & National Forest
93	Loon Lake Organization Camp	National Forest Permittee
94	Echo Summit Ski Area	National Forest Permittee
95	Berkeley Camp Organization Site	National Forest Permittee
96	PiPi	National Forest
97	Leoni Meadows	Private
98	McGills Campground	Private
99	El Dorado Ranch Camp	Private
100	Gold Beach Park	Private
101	Chiquita Lake	Private
102	Lake Tahoe Airport	El Dorado County
103	Camp Sacramento	National Forest Permittee
104	Crystal Basin Info. Station	National Forest
105	Cal-Aggie Organization Camp	National Forest Permittee
106	Bucks Bar Campground	Private
107	Weber Reservoir	El Dorado Irrigation Dist.
108	Lake Tahoe Visitor Center	National Forest
109	Twin Bridges Resort	National Forest Permittee
110	Angora Lakes Resort	National Forest Permittee
111	El Dorado Hills Community Park	El Dorado Hills Community Services
112	Cameron Park Lake	Private
113	Reagan Beach	South Lake Tahoe
114	Highland Woods	Private
115	Knox Johnson Meadows	Private

-Legend-

PRIVATE	PUBLIC	
△	▲	CAMPING
○	●	DAY USE ONLY
☆	★	GOLF COURSE
⬡	⬢	SKI AREA

EXHIBIT 11

generalized locations of lands which are committed to permanent open space.

2. Private Recreation

Commercially operated campgrounds are located throughout the county, and several organizations provide group camping facilities for their members.

There are numerous golf courses located in the County and most are open to the public.

The ski areas attract thousands of people daily during winter months. This attraction, combined with the travel to and from the Nevada casinos can cause traffic delays along Highway 50. In summer, campers, sightseers and other visitors, combined with the Nevada casino attractions, create some traffic congestion on the weekends.

Demand for recreation facilities is expected to continue to grow as the population of the state increases. Projected population growth, coupled with shorter work weeks and continued affluence, will all tend to add to the need for additional recreational opportunities.

In addition to the existing outdoor recreation opportunities, the County may require dedication of land or in lieu fees for recreational areas in standard subdivisions creating parcels of two (2) acres or less. A recent amendment (3-79) to the Recreational Element of the General Plan contains the standards and policies by which land or fee dedications are required

PRIVATE RECREATION INVENTORY

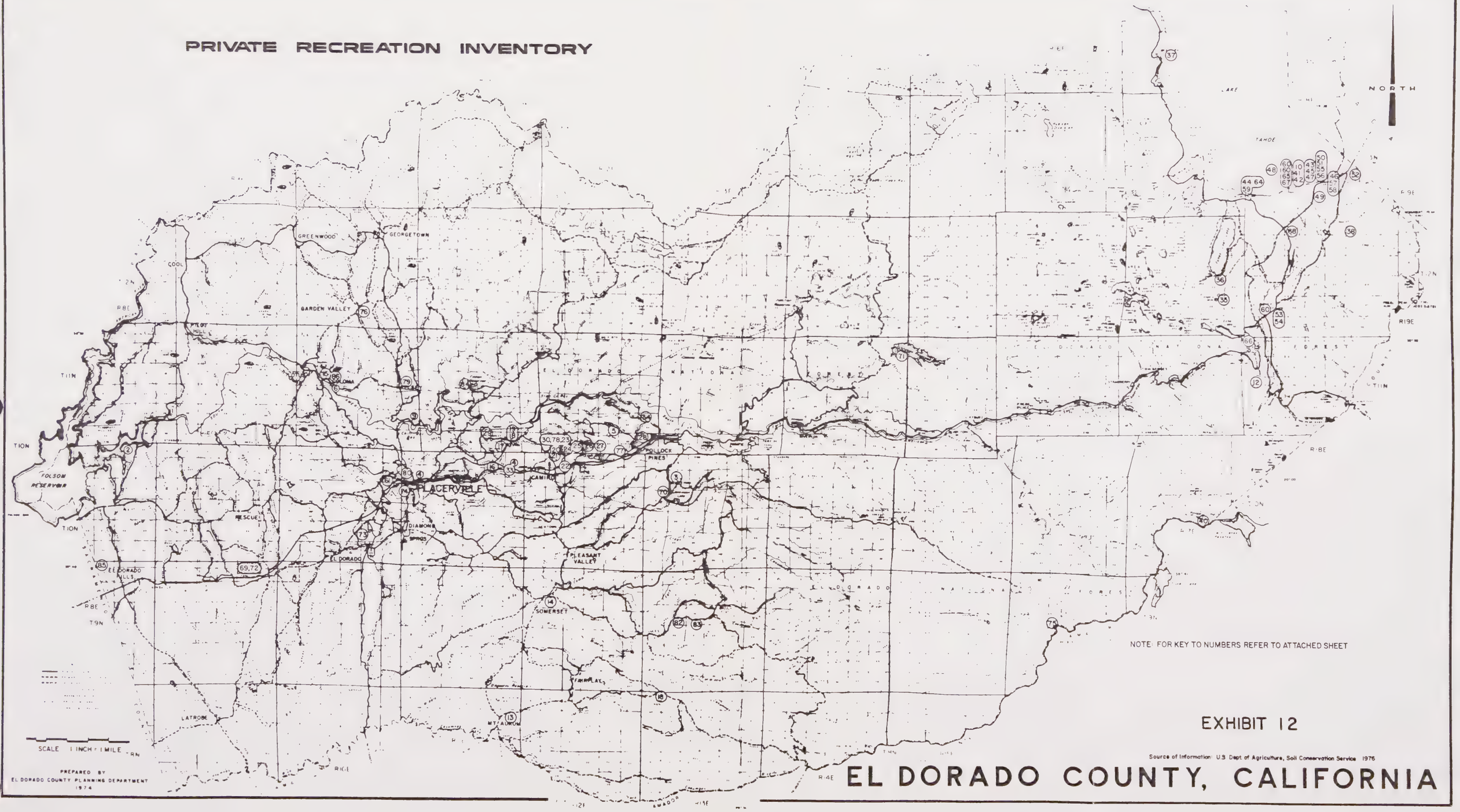


EXHIBIT 12

Source of Information: U.S. Dept of Agriculture, Soil Conservation Service 1976

EL DORADO COUNTY, CALIFORNIA

EXHIBIT 12

PRIVATE RECREATIONAL INVENTORY

1. Crazy Horse Campground
2. Monte Vista Campground
3. Sly Park Campground
4. High Hill Ranch
5. Yogi Bear Jelly Stone Campground
6. Camp Coloma
7. Camp Lotus
8. Gold Rush
9. Gold'n Nugget Campground
10. Tahoe Valley Campground
11. Campini Hunting Club
12. Echo Summit
13. El Dorado Ranch Camp (KOA)
14. Seven Up Bar Ranch
15. Ponderosa Park
16. Boa Vista Orchards
17. Kids, Inc.
18. Miguelgorry Ranch
19. Maual Paiva Ranch
20. The Larsen Apple Barn
21. Moyer Orchards
22. Apple Town Ranch

23. Apple Tree Ranch
24. Denver Dan
25. Bolster's Hilltop Orchard
26. Grandpa's Cellar
27. O'Harroran's Apple Trail Ranch
28. Sportsmen's Hall
29. Fruitridge Orchard
3o. Mother Lode Orchards
31. Pears and Pines
32. Pine O'Mine Plantation
33. Santas Acres
34. Harris Tree Farm
35. Angora Lakes Resort
36. Fallen Leaf Lodge
37. Meeks Bay Resort
38. Heavenly Valley
39. Sierra Ski Ranch
40. Kirkwood
41. South Tahoe High School Ski Hill
42. Tahoe Amusement Park
43. Tahoe Drive-In
44. Bender's Camp Richardson
45. Lake side Marina
46. Ski Run Merma

47. Timber Cove Marina

48. Tahoe Keys Merma

49. Lake Tahoe Historical Society

50. South Lake Tahoe City Recreation Department

51. Bijou Golf Course

52. Edgewood Tahoe Country Club

53. South Lake Tahoe Country Club

54. Tahoe Paradise Golf Course

55. Magic Carpet Golf

56. Pee Wee Golf

57. Tahoe Trout Farm

58. South Lake Tahoe - El Dorado Recreation Area

59. Camp Richardson

60. KOA of South Lake Tahoe

61. El Dorado County Fairgrounds

62. El Dorado Beach

63. Thomas Regan Beach

64. Camp Richardson Corral

65. Cascade Stables

66. Echo Corral

67. Stateline Stables

68. Tahoe Valley Campground Stables

69. Cameron Park Golf Course

70. Sly Park Resort

71. Ice House Resort

72. Cameron Park Lake

73. El Dorado Drive-In

74. El Dorado County Museum

75. Silver Basin Ski Area

76. Cool Forest

77. Robert's Tree Farm

78 Indian Rock Tree Farm

79. Howie Tree Farm

80. Poverty Hill Tree Farm

81. Church christmas Tree Farm

82. Tyler Ranch

83. Bacons Christmas Tree Farm

84. Finnen Lake Resort

85. El Dorado Hills Golf Course

86. Sutter's Mill Retreat

3. Scenic Highways

A Scenic Highways Element has been adopted by El Dorado County. This element suggests that studies be undertaken to establish state and county routes that meet the criteria for inclusion in the Scenic Highway system.

4. Historic Resources

Since Coloma is the gold discovery area which sparked the great 1849 rush, this county is rich in historic sites and towns. These are annually visited by hundreds of thousands of visitors. The focal point of this activity is the Gold Discovery Park at Coloma. The adopted Recreation Element of the County General Plan identifies and discusses some 104 historic sites on the Western Slope of El Dorado County.

5. Recommendations

1. Continue to involve the Recreation Commission in determining future policies and directions for the County's role in the provision of parks and recreation facilities.
2. Continue to utilize State grant monies for the development of parks and recreation facilities.
3. Encourage the U. S. Forest Service and other public agencies to continue to provide recreation facilities on public lands in the County.

4. Continue to evaluate the potential impact of proposed projects through the County's environmental impact assessment process.

6. Action Policies

1. The County of El Dorado will work to conserve and protect the county's natural recreational resources.
2. The preservation and protection of significant historical features is a high priority in El Dorado County. The County can offer protection to these identified historic features in the form of a Historic Design Ordinance.
3. Recreation and leisure activity is a recognized public need. El Dorado County will continue to coordinate and cooperate with the recreation efforts of federal, state, city and private enterprise.
4. The County will work to provide for intensified recreational facilities for coummunity and neighborhood areas that are in conformance with the Recreational Element to the General Plan. These facilities should not conflict with federal and state recreational facilities.

D. OPEN SPACE FOR HEALTH AND SAFETY

Open space for public health and safety includes areas that possess characteristics which may pose health and safety hazards if developed. Areas included in this category are flood plains, steep slopes, earthquake fault zones, and areas for the protection of water quality.

1. Seismic Hazards

The following is a cursory discussion of various geologic hazards. More specific information regarding these hazards may be found in the Public and Seismic Safety Element of El Dorado County.

a. Faults - The Provisional Fault Map of California indicates that there are no faults within the County with recognized Quaternary (last 3 million years) movement. This is not proof that active faults do not exist in this county, but only that none have been identified and mapped.

As a result of the recent Oroville earthquakes and of the increasing concern over the possibility of historically inactive faults becoming "active," the U. S. Army Corps of Engineers and the U. S. Department of Interior, Bureau of Reclamation, are presently making indepth studies of the Melones Fault and the Sierra Shear Zone Areas. These studies

encompass nearly all of the known significant faults in El Dorado County.

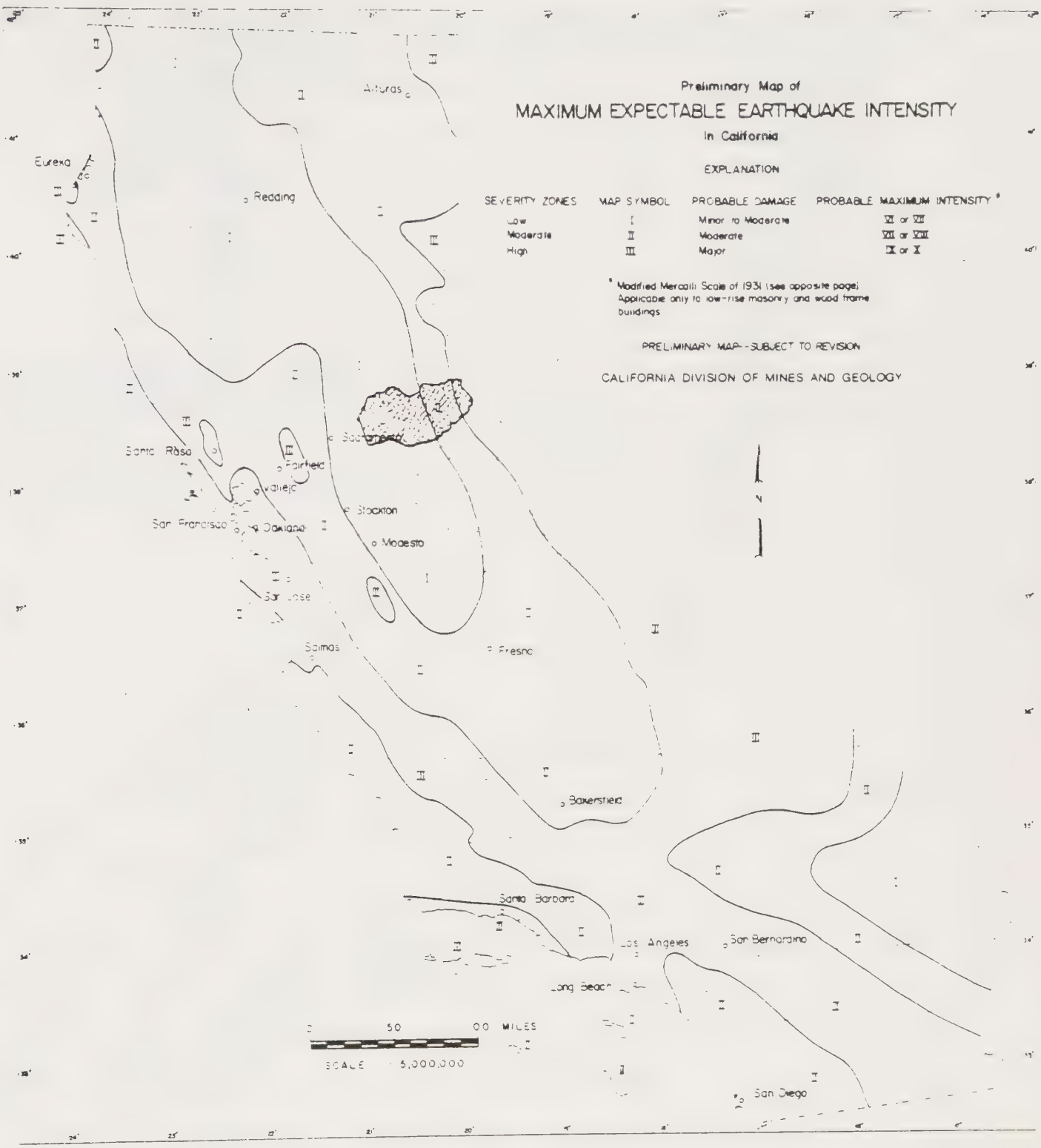
b. Earthquake Shaking - Except for highways and bridges, nearly all residential construction in El Dorado County occurs in a zone which California Mines and Geology has identified as having a low severity for maximum exceptable earthquake intensity. See Exhibit 13, "Maximum Exceptable Earthquake Intensity."

2. Geologic Hazards

a. Erosion-Sedimentation - Erosion activity within El Dorado County is rated as low or moderate over more than 90% of the land with only the Pine Hill Intrusion area rated as high. This area of high erosion activity contains the northern portion of Cameron Park Subdivision and extends northerly of Pine Hill. (See Exhibit 14, "Erosion Activity.")

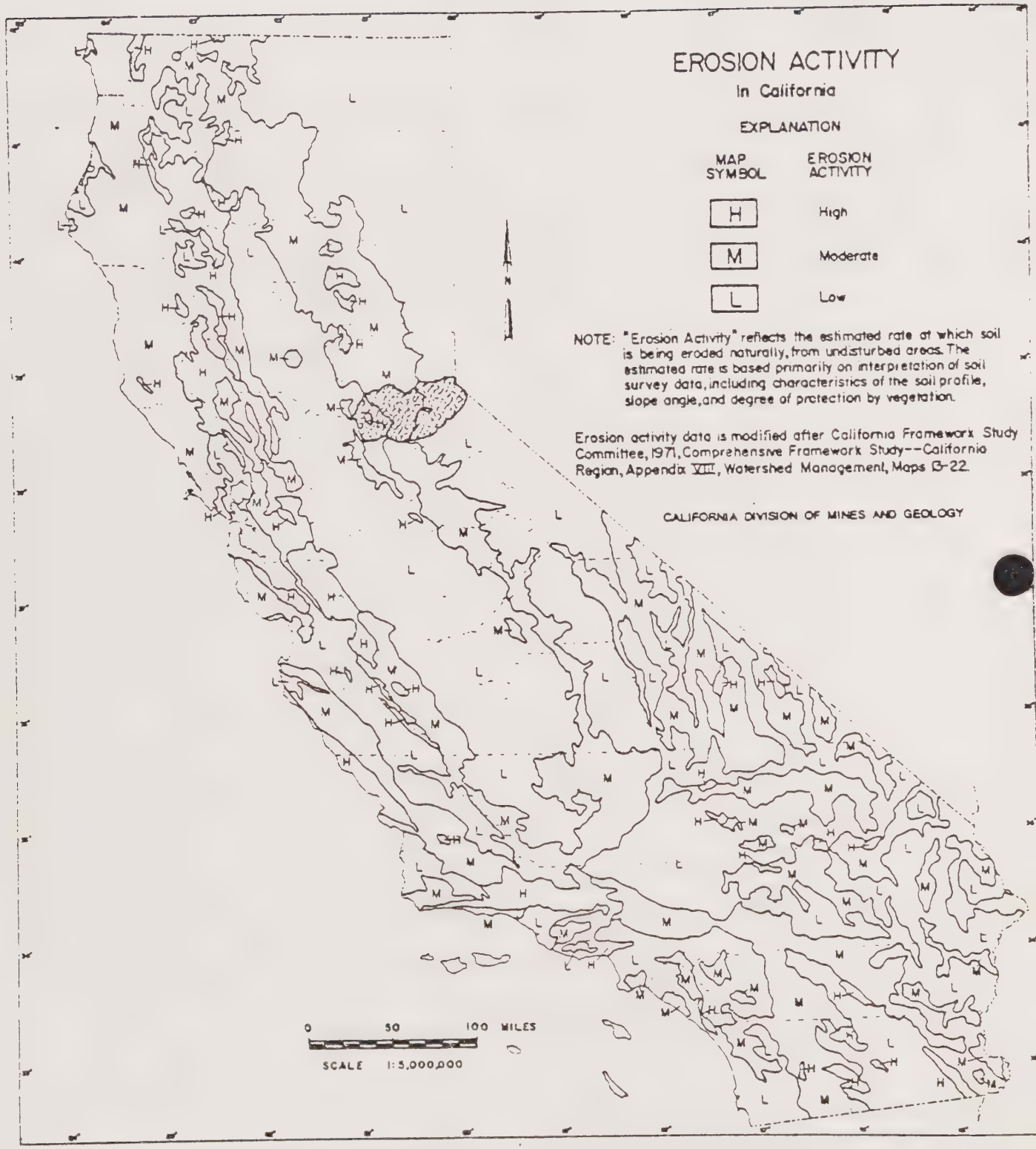
Erosion activity constitutes two health or safety hazards. First, it removes soil, thereby undermining roads and buildings, and producing unstable slopes. Second, it deposits this soil in reservoirs, lakes, drainage structures, and on roads as sediment and mudslides. Natural erosion is frequently accelerated by man's activities (i.e., clearing, grading, etc.). The Soil Conservation Service (U.S.D.A.) soil surveys for the El Dorado Area (1974) and the Lake Tahoe Area (1974) both indicate the soils with a high erosion potential.

EXHIBIT 13



From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 1973

Exhibit 14



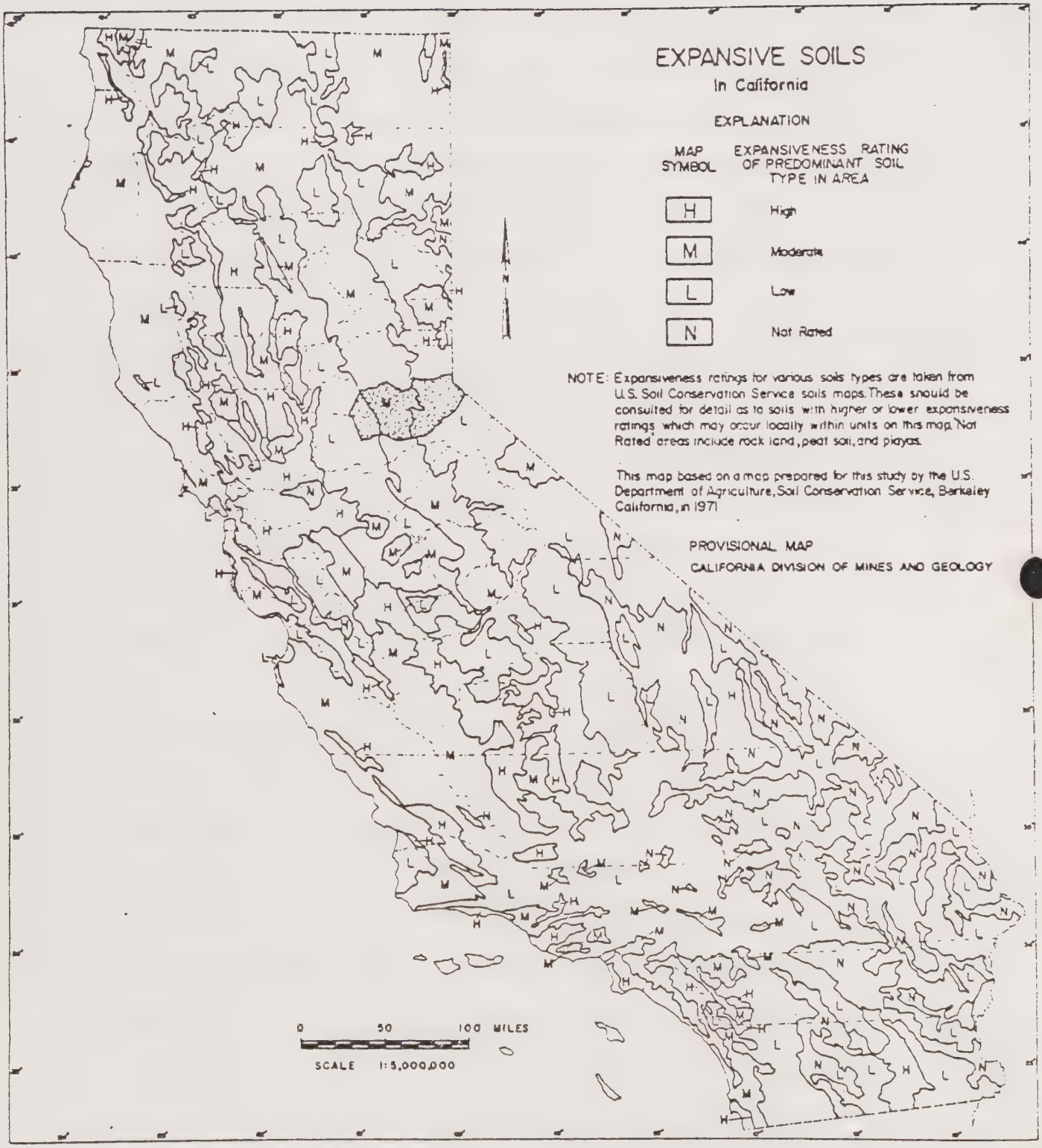
From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 19

b. Expansive Soils - Expansive soils are those which greatly increase in volume when they absorb water and shrink when they dry out. The central portion of the County is indicated to have a moderate expansiveness rating while the eastern and western portions are rated low. (See Exhibit 15, "Expansive Soils.") These boundaries are very similar to those indicating erosion activity. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures and warping of doors and windows.

c. Subsidence - The major cause of surface subsidence is by ground-water withdrawal, gas withdrawal, hydrocompaction, or peat oxidation. Exhibit 16, "Subsidence Areas," indicates the subsidence areas in California. None of these types of subsidence is indicated in El Dorado County.

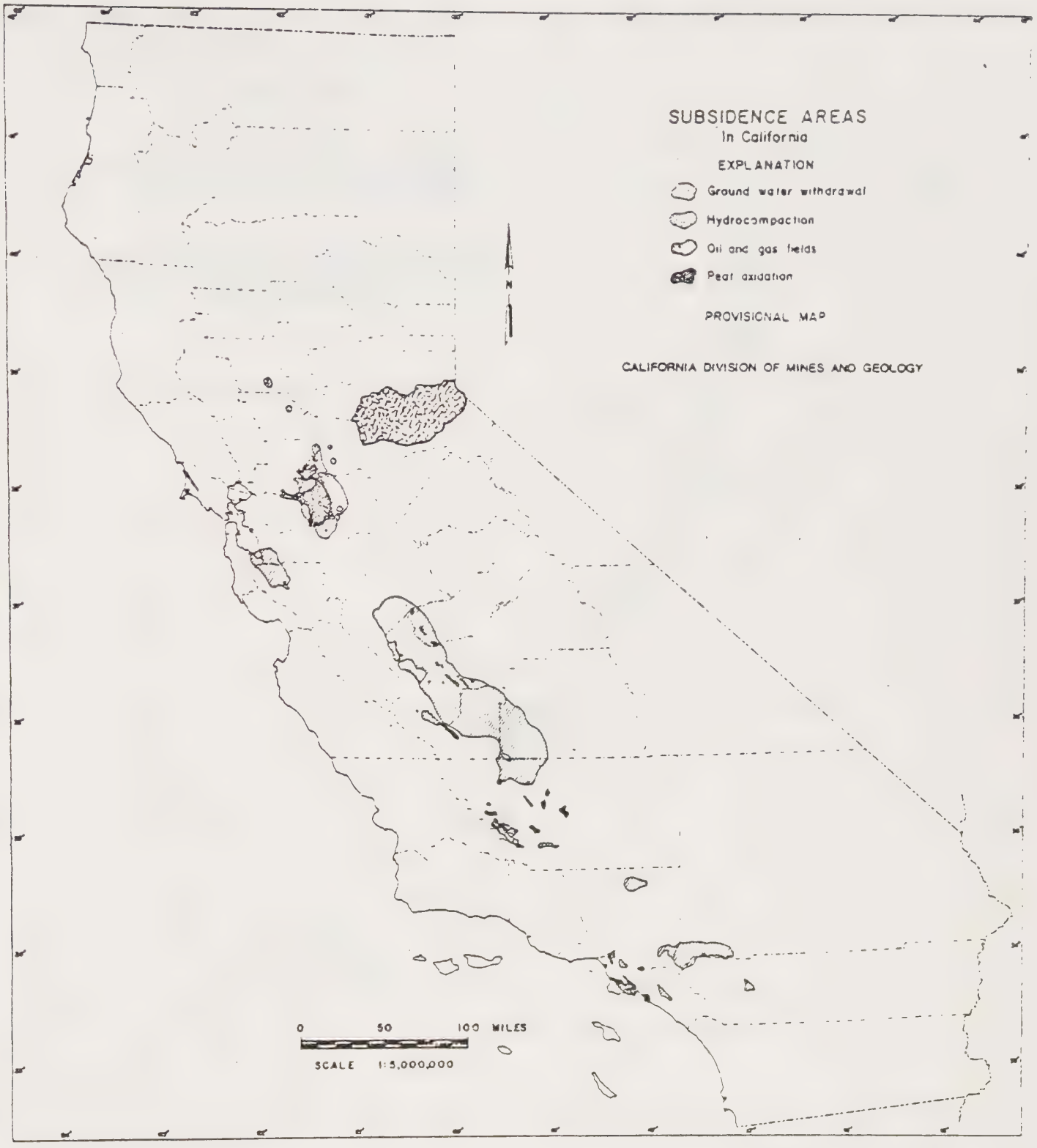
d. Flooding - Exhibit 17, "Flood Areas," incidates areas in El Dorado County subject to off site flooding. These include the perimeter of Lake Tahoe and the upper Truckee River, the Consumnes River in the south central portion of the County and portions of the South Fork of the American River. A very detailed inventory is available in the County Planning Department of the H.U.D. Flood Hazard Boundary Maps. In the remainder of the County, the steepness and height of the canyons through which the rivers flow also reduces this problem to a

Exhibit 15



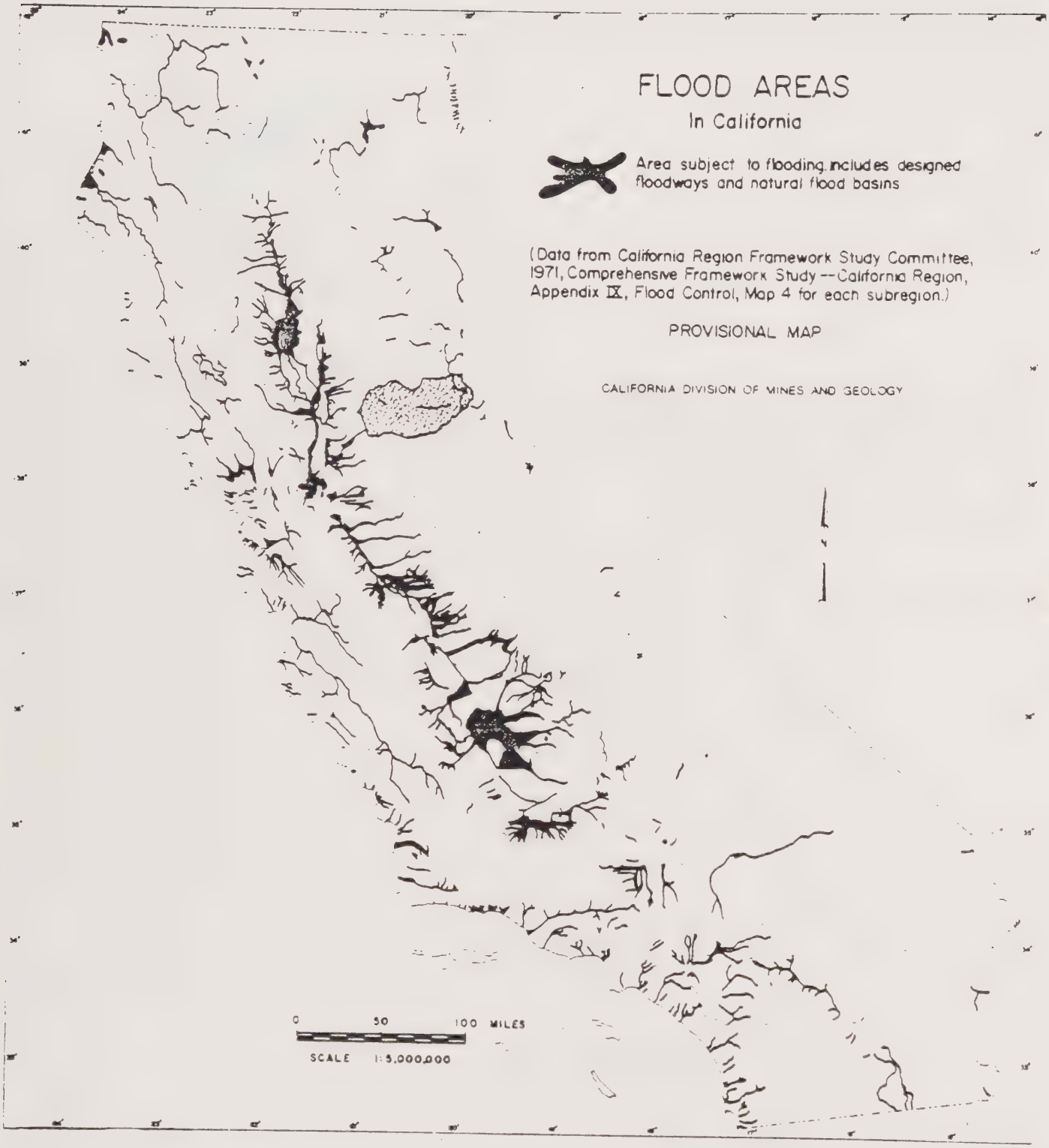
From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 1973

Exhibit 16



From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 1973

Exhibit 17



From: Urban Geology Master Plan for California, Bulletin #198
California Division of Mines and Geology, Sacramento, California, 1973

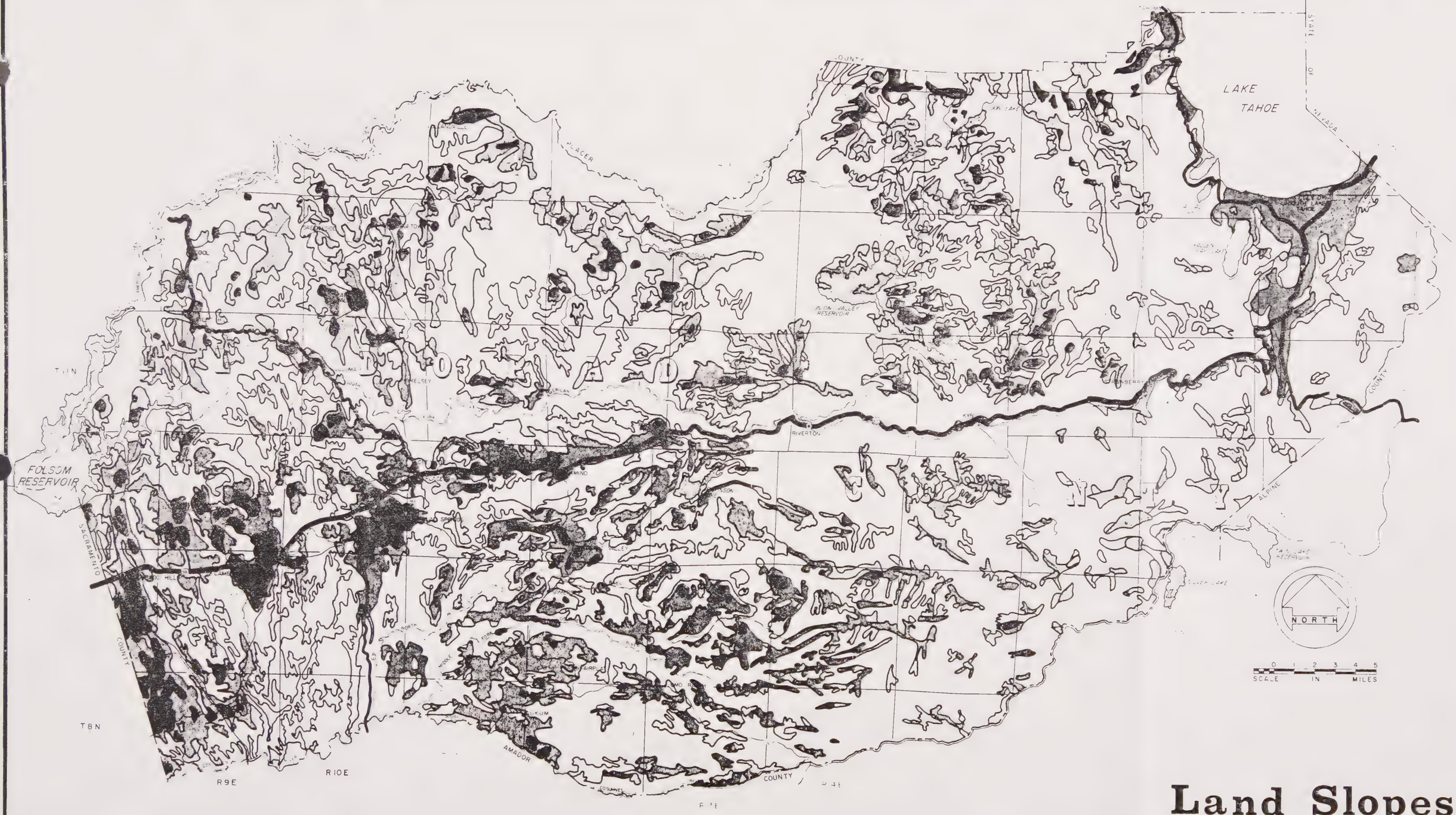
inor level.

Many local areas within the County are subject to on-site flooding due to either natural terrain conditions or man-made conditions such as increased runoff from impervious surfaces and inadequate drainways. This problem increases in areas subject to high volumes of rain in short periods of time.

3. Steep Slopes

Steep slopes limit development potential. The removal of ground cover during construction increases the potential for erosion. Septic tanks and leach fields installed on steep slopes are more subject to failure than those on level lands. The State Water Quality Control Board and County Ordinance prohibit the installation of septic systems on slopes of 30% or greater. The cost of road development and maintenance is greater on steep slopes, and when soils are wet, the potential for landslides increases.

The type and extent of development on steep slopes must be carefully regulated to ensure the health and safety of El Dorado County residents. Parts of the County which have slopes in excess of 30% require special design for development. Exhibit 18, "Land Slopes," shows a generalized version of slope patterns in El Dorado County.



Land Slopes

LEGEND

- 0-5 %
- 5-15 %
- 15-25 %
- 25 % - OVER

EXHIBIT 18

PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE, CALIFORNIA 1971

5. Continue to evaluate the potential impact of projects through the County's environment impact assessment process.
6. Discourage the development of permanent structures in flood plains.

5. Action Policies

1. Control development on steep slopes to minimize slide danger, erosion, and the siltation of streams and reservoirs.
2. Restrict development on soils having inherent limitations for structures and intensive human use.
3. Minimize loss of life and property by regulating development in areas subject to flooding, seismic hazards and high fire danger.

E. GEOLOGIC AND MINERAL RESOURCES

1. Geologic Resources - El Dorado County is famous for being the county in which James W. Marshall discovered gold at Coloma in January, 1848. With the onslaught of the Gold Rush in the early 1850's, El Dorado County became one of the most populated counties in the State. It was during this same time that communities were formed such as Nashville, Spanish Flat, Grizzly Flat, Chili Bar, Fairplay, Diamond Springs and Hangtown, primarily due to the abundant mineral resources available for extraction in the county.

In general, El Dorado County is underlain predominately by crystalline rocks of mesozoic and paleozoic age. The metasediments of the Paleozoic Calaveras group underlie nearly a third of the county, and the granite group underlie nearly a third of the county, and the granitic rocks roughly another third. Jurassic metasediments and metavolcanics and tertiary volcanic and detrital rocks underline most of the remaining area.

a. Major Geologic Units of El Dorado County

1. Calaveras Group - composed of slates, metamorphosed sandstones, quartzite, crystalline limestone.
2. Greenstone and Metasediments - composed of amphibolite, greenstone (serpentine), hornblende porphyrite.
3. Undifferentiated Metamorphic Rocks - composed of slates, schist, quartzite and greenstones.

4. Mariposa Formation - composed of dark grey slates in uniform and nearly vertical beds, some sandstones lenses are also found locally.
5. Auriferous Gravels - composed of tertiary river gravel and sand deposits, with pebbles and boulders composed of quartz, chert, granitic and volcanic rocks interbedded with clay and sand.
6. Mehrten Formation - composed of volcanic debris, boulders cobbles and pebbles of porphyritic andesite.
7. Balsalt - composed of several lava flows of early Pleistocene age, predominately of fine grained Olivine Basalt.
8. Glacial Moraines - extensive moraines deposited by Pleistocene glaciers to the west and south of Lake Tahoe. Composed of exceedingly rough angular boulders mixed with sand, gravel and finer detritus.
9. Alluvium - composed of silt, sand and gravel deposited in lake beds, also in and adjacent to present stream and river channels.
10. Serpentine and Associated Rocks - composed of pyroxenite, periodite, dunite and gabbro. Found predominately in the west portion of El Dorado County.
11. Granite Rocks - composed of granite, diorite,

quartz porphyry, some gabbrodiorites (found predominately in the eastern portion of El Dorado County).

b. Mineral Resources

1. Chromite - El Dorado County contains the largest known chromite deposits in the Sierra Nevada. These deposits are located in the western portion of the County, from Garden Valley to Latrobe. Estimated deposits of this mineral are about 600,000 tons of material containing at least 5 percent chromic oxide (cater and others, 1951).

2. Copper - In the Sierra Foothills, lying to the west of the Mother Lode formations is a belt of copper and zinc mineralization. Copper in El Dorado County is usually found in chalcopyrite and bornite ores. These ores are found in the Mother Lode Gold Belt and some mining activity for copper has occurred at the El Dorado Copper Mine in Garden Valley. No estimate of the ores has been done.

3. Gold - Although the total gold output of El Dorado County is not as great as that of several other counties in California, there is probably no other area of similar size in the state where gold occurs in such wide variety of deposits. Gold not only occurs in veins in the Mother Lode and East and West Belts, but also

in contact metamorphic and replacement deposits. It is found in stream placers ranging from tertiary to recent in age, and in residual placers or "seam diggings." An estimate of the quantity and quality of gold and its ores in El Dorado County has not been done.

4. Iron - iron ore is found in several locations in El Dorado County, but there has been no recorded production. At the Reliance Deposit north of Bass Lake in the western portion of the County, there are two vein-like bodies of iron magnetite several feet thick at the Chaix prospect near Latrobe, there is a lens of magnetite and hematite with a considerable amount of silica.

5. Lead - small amounts of lead are produced as by-products of gold and copper mining in the County. The major mineral that contains lead is galena. In El Dorado County, galena is occasionally a minor constituent of Mother Lode gold ores and foothill copper ores. The quantity and extent of galena in El Dorado County is unknown.

6. Manganese - there is no recorded production of manganese in El Dorado County. Small deposits of this mineral have been located, the largest of which is known as the Alderson Deposit, 1½ miles south of Placerville. In

this deposit, manganese oxide in sandstone is interbedded with tertiary volcanic rocks. Another deposit is in the area west of Georgetown, where thin veins of manganese oxide are found in chert and quartzite.

7. Molybdenum - small amounts of molybdenum minerals have been found in El Dorado County, but there is no record of production. The major ores of this mineral have been identified at the Cosumnes copper mine. The ores are molybdenite and powellite. The quantity and quality of molybdenum ores in El Dorado County is unknown, but is assumed to be very small.

8. Nickel - nickel ores have been identified in lateritic soils around the Pillikin Chrome Mine and near Lotus. The principal ore of nickel is garnierite, and it occurs mostly in the serpentine areas of El Dorado County. The quality and extent of the ores is unknown at present, and is assumed to be small.

9. Platinum-group Metals - minor amounts of platinum and related metals have been recovered sporadically in El Dorado County as a by product of placer-gold operations. Platinum-group metals are found as alloys in smooth thin flakes and small rounded nuggets in placer deposits. The proportion of these metals to gold is usually small.

Platinum is believed to have been originally deposited by magnetic processes in basic and ultrabasic rocks. The quantity of platinum metals in El Dorado County is assumed to be very small.

10. Quicksilver - some quicksilver was produced in El Dorado County in the 1860's at the Bernard Cinnabar Mine, 2 miles west of Nashville. This mine was prospected in 1903 and again in 1917 although there is no later record of production. Traces of cinnabar also have been found in an area south of Shingle Springs. The quality and quantity of cinnabar in El Dorado County is unknown, but is assumed to be small.

11. Radioactive Minerals - in the 1950's, some prospecting for uranium was done in El Dorado County. A number of claims which have shown radioactivity have been located, but no uranium ores have been mined. One claim is located in the Slug Gulch area, about 3 miles east of Fairpaly, and two others located in the higher mountain regions (one about 5 miles south of stateline, and the other several miles west of Silver Lake).

12. Silver - virtually all of the silver produced in El Dorado County is a by-product of gold and base metal mining. Silver occurs alloyed with sulfide minerals in base-metal

ores. The recorded value of output of silver in El Dorado County from 1880 to the mid 1950's is about $161,706, with the majority of this amount coming from the Hazel Creek Gold Mine, which has an ore containing a high percentage of galena.

13. Titanium - small amounts of ilmenite, a titanium bearing mineral, are found in the black sands in steam channels in El Dorado County. Ilmenite is a heavy black resistant mineral that is related in origin to intrusive rocks. The quality and extent of ilmenite in El Dorado County is considered to be very small.

14. Tungsten - several thousand dollars worth of tungsten ore was mined from the Comeback Consolidated Mine in 1932. This is the only recorded output of tungsten ore in El Dorado County. Scheelite is the most common ore of tungsten in this area. Scheelite is found in contact metamorphic zones where calcareous rocks of the Calaveras Groups have been intruded by granitic rocks. The quality and quantity of tungsten ores in El Dorado County is considered to be small.

15. Zinc - minor amounts of zinc are produced intermittently as a by product of copper and gold mining. Sphalerite,

the principal zinc mineral in the Sierra Nevada, is a minor constituent of some Mother Lode and East Belt gold ores. In El Dorado County, the occurrence of sphalerite in small quantities is not unusual. The quality and quantity of zinc ores in El Dorado County is considered to be small.

16. Asbestos - a total output of 142 tons of asbestos was recorded for El Dorado County, with this production occurring during the years 1904 through 1906. There is currently no asbestos production in the county. Asbestos was produced at the Contraband Copper Mine near Georgetown and at the French Hill Gold Mine near Spanish Dry Diggins. Asbestos is usually found near or in massive serpentine bodies, in veins or veinlets in parallel or net-like patterns. The value of an asbestos deposit depends largely on the extent, width, and spacing of the veins. The most favorable areas for prospecting for asbestos are the serpentine rock areas in the western portion of the county. The largest serpentine bodies are in the Flagstaff Hill, Garden Valley, Georgetown, Latrobe and Weber Creek Areas.

17. Clay - minor amounts of clay have been mined in El Dorado County. Although not shown on the Geologic Map, thin layers

of clay are often interbedded with gravels in the tertiary river channel deposits. Channel deposits in the Georgetown, Newton, and Placerville areas were the sources of clay mined in the County.

18. Quarry Stone - placerite stone, or dimension stone, has been quarried in El Dorado County since shortly after the Gold Rush. A number of buildings in Placerville, El Dorado, Diamond Springs, Shingle Springs, Coloma and Lotus were constructed of rhyolite tuff. Since 1947 the predominant quarry for this stone has been located in the Newtown Area and marketed under the name of Sierra Placerite. The Rhyolitic Tuff occurs in the valley springs and mehrten formations; and although these formations are extensive in the County, the locations appropriate for quarrying the stone is very limited and should be protected.

19. Limestone - for many years the production of limestone and lime has been a major industry in El Dorado County. At the present time, lime and limestone production has been greatly reduced, but is still probably the chief mineral product of the County. Some of the largest and most accessible limestone deposits in the Sierra Nevada occur in El Dorado

County. The Cool-cave Valley Deposit is the largest, and is located on Highway 49, on the south side of the Middle Fork of the American River. Another significant limestone deposit occurs in the Diamond Springs area, which has recently ceased production. The limestone deposit in the Shingle Springs area is currently being worked, predominately for utilization in glass production. Other significant deposits occur in the Marble Valley, Rattlesnake Bar, and Slug Gulch areas.

20. Slate - slate has been mined in El Dorado County since 1887. The Placerville area has been the largest and most consistent source of slate in El Dorado County. At present, most of the slate mined in California comes from El Dorado County. Nearly all of the slate mines in the County are located between Placerville and Kelsey, where the mariposa slate formations make up a northwest trending belt that averages about 2 miles in width. The only existing slate mine is located on the south side of the South Fork of the American River, just east of the Chili Bar Bridge. Although slate has been used historically for shingles and finished stone in houses, the predominant use for slate today is for roofing granules and for filler material.

21. Sand and Gravel - El Dorado has readily available resources of sand, gravel and road rock for local use. The majority of the sand and gravel deposits largely consist of accumulations of sand, pebbles, cobbles and boulders that have been deposited by stream action. These deposits usually are poorly sorted and elongated in the direction of stream flow. The most extensive deposits occur in stream channels of both tertiary and recent age; and are located predominately near Placerville as the result of extensive placer mining. Other extensive deposits exist along the South Fork of the American River in Coloma-Lotus area and along the Middle Fork of the American River east of Auburn.

2. INVENTORY OF GEOLOGIC-RELATED AREAS OF CONCERN, TOLERANCE, AND SUITABILITY TO DEVELOPMENT

a. Mineral Resources

The mineral resources that at this time appear to be economically extractable are: gold, placerite stone, limestone, slate, and sand and gravel. Possibly in the near future chromite and copper deposits may be utilized.

The lands around the utilizable deposits of placerite stone, limestone, slate,and sand and gravel deposits should be protected from residential encroachment and other incompatible land uses. By utilization of appropriate General Plan and Zoning Designations.

3. POLICIES

a. Mineral Deposits of existing or potential value will be identified and protected from incompatible land uses by protective General Plan and Zoning Designations.

b. A zoning ordinance will be developed to specifcally address mineral extraction in El Dorado County.

SECTION VI.

IMPLEMENTATION

To achieve the goals and policies presented in this amendment specific actions should be taken by the County. The actions and recommendation are discussed as a guide for the implemetation of this element's overall goal. The Open Space and Conservation Element should be reviewed periodically and revised as necessary to meet current needs and desires of the County residents.

The County has developed and adopted an Open Space - Conservation General Plan designation and Open Space and Conservation zone district (OS and CN). These zones are developed in accordance with State law and can be found as Appendix A-6 in this amendment. The OS and CN zones offer one method to provide for the essential open space needs of the residents of El Dorado County. While this zoning is one way of implementing the intent of the State legislature, the utilization of other zone districts and General Plan designations will allow greater flexibility and more appropriate designations of lands relative to their current and potential use. Becuase of the diverse nature of open space and conserved lands, a specific Open Space - Conservation General Plan designation was set aside to allow the County flexibility in determining applicable and appropriate zoning catagories (see Appendix A-7).

Zoning is only one of the tools that can be utilized in implementing this element. Lands that are appropriate for Open Space can also be designated through other mechanisms. These

include the creative use of the provisions included in the State Subdivision Map Act, County Subdivision and Development Ordinances, beneficial tax incentives, open space easements, density transfers (of development potentials) and utilization of lands owned and managed by various public entities such as schools, utilities etc.

SECTION VII.

APPENDIX

APPENDIX "A"

The following sections of land are noted as being traversed by known faults:

Township	Range	Section
13	9	35
13	10	1, 12, 13, 24, 23, 26, 35, 36, 25
13	11	5, 8, 7, 18, 19, 30
13	16	7, 17, 21, 28, 13, 24, 25
13	17	7, 18, 5, 10, 15, 22, 26, 35
13	18	27, 34
12	8	12, 13, 14, 24, 25, 35
12	9	18, 19, 30, 31, 2, 11, 14, 13
12	10	19, 29, 32, 28, 33, 34, 2, 3, 10, 15, 22, 23, 26, 35, 36
12	17	4, 3, 9, 10, 16, 15, 22, 2, 11, 12, 13, 24, 28
12	18	30, 31, 32, 29, 20, 21, 16, 15, 10, 3, 2
11	8	3, 10, 15, 11, 14, 22, 23, 27, 26, 25, 35, 34, 32, 28
11	9	6, 5, 8, 17, 16, 21, 28, 33, 34, 32, 29, 19, 30
11	10	5, 8, 3, 2, 11, 12, 13, 24, 1
11	11	6, 7, 18, 19, 30, 31
11	18	5
10	8	1, 2, 12, 21, 22, 27, 34, 11
10	9	2, 11, 12, 13, 24, 25, 36
10	10	5, 8, 9, 16, 21, 28, 33
10	11	5, 8, 17, 20, 29, 32, 31, 14, 23, 24, 25, 36
9	8	3, 2, 11, 14, 13, 24, 25
9	9	30, 32, 1, 12, 13, 24
9	10	30, 31, 19, 17, 16, 9, 4, 12, 13, 24 23, 26, 35, 36
9	11	6, 7, 1
9	12	35
8	9	4, 5, 9, 10, 15, 14, 23, 26
8	10	6, 7, 18, 19, 30, 1, 2, 11
8	12	2, 12, 13, 24

RECOMMENDATIONS FROM THE ENVIRONMENTAL HEALTH DEPARTMENT

The Planning Department has worked closely with the Environmental Health Department to develop the Data Base from which land use and density recommendations are derived for the Plan. From the information generated during the Planning Process, these departments have developed guidelines that will satisfy the requirement of the Central Valley Regional Water Quality Control Board and other agencies having jurisdiction in the Plan Area. The use of these guidelines will also insure that environmental quality in the Plan Area is maintained.

These recommendations also incorporate economically influenced factors, such as projected water and sewer service areas, and how these interrelate with land use and density proposals. The guidelines are then organized into two sections with primary and secondary constraints. The primary constraints reflect developmental limitations to a high order, while the secondary constraints are considered to be modifiers.

A. Primary Constraints

Water and sewer service areas are mapped with service boundaries and probable annexations determined. This information can then be used to deliniate areas having:

1. Public water and sewer service - potential high density use.
2. Public water and septic use - potential of medium density use.
3. Private well and septic use - potential of low density use.

Slopes

Map all areas having over 30% slopes

1. Septic systems not allowed in these areas without special design by qualified individuals.

Map areas of geologic hazards for septic system installations.

1. lava caps - impervious surfaces and/or very shallow soil depths.
   a. septic systems not allowed in these areas.
2. Rock Outcroppings - impervious surface and/or shallow soil depths.
   a. septic systems not allowed in these areas.
3. Fault Zones - interference to ground water from fault or with water bearing zones within fault.
   a. 50' non-building setback from fault zones.

Surface Water

Map all surface waters and wet areas.

1. Lakes - one acre of surface area or larger.
   a. 150' non-building setback required.
2. Ponds - less than one acre of surface area.
   a. 100' non-building setback required.
3. Streams and Water Ditches
   a. all year flow - 100' non-building setback
   b. intermittent flow (6 months or less) - 50' non-building setback
4. Wet areas or high ground water table
   a. septic systems not allowed.

5. Springs

a. 100' non-building setback required.

B. Secondary Constraints

1. Soils

a. map soils according to Soil Conservation Service Data and percolation capabilities.

1) public water and sewer - potential of multi-family intensive use (5-43 dwelling units/acre)

2) public water and excellent septic capabilities - potential of high density use (2-4 dwelling units/acre)

3) public water and fair to poor septic or private well and good septic capabilities - potential of medium density use (1 dwelling unit/1.1 to 4.9 acres)

4) public water and severe septic or private well and fair to poor septic capabilities - potential of low density residential (1 dwelling unit/5.0 to 9.9 acres)

5) private well and severe septic capabilities - potential of rural residential use (1 dwelling unit/10.0 to 160 acres)

b. Areas having high-potential erosion problems.

1) Modify and lower dwelling densities in these areas.

c. Areas having natural drainage problems.

1) Modify and lower potential dwelling densities in these areas.

d. Areas of shallow soils, cemented soils or hard pan conditions.

1) Modify and lower dwelling densities in these areas.

2. Subsurface water

a. Determine areas of known or potential recharge, good or poor potential ground water supplies.

1) Modify and lower dwelling densities on recharge areas and where potential ground water supply is poor.

2) All areas of good potential ground water supply densities should remain unmodified.

b. Areas determined where, in the field experience of the Environmental Health Department, poor well output or interference with other wells or septic systems.

1) Modify and lower dwelling density in areas having these problems.

Section 9432. Regulations for TPZ (Timberland Preserve Zone District)
(Adopted October 12, 1976)

A. Purpose: The following regulations shall apply only to those lands subject to Forest Taxation Reform Act of 1976.

B. Lands zoned pursuant to this Section shall be subject to Section 9430 of this code.

C. The following uses are allowed by right without special use permit or variance:

1. Growing and harvesting of forest products, whether planted or of natural growth, standing or down, on privately owned land, including Christmas trees and including nursery stock for restocking commercial forest land, but not including nursery stock grown primarily for retail trade.

2. Uses, excluding residences, integrally related to the growing, harvesting and processing of forest products including but not limited to roads, log landings, log storage areas and temporary camps for employees working on active timber management activities.

3. Maintenance and repair facilities for trucks and equipment used in the management and harvesting of timber of the landowner.

4. Erection, construction, alteration or maintenance of gas, electric water or communication transmission facilities following review by the Planning Commission as may be required by Section 9430(k) hereof.

5. Management for watershed.

6. Management for fish and wildlife habitat.

7. Non-commercial recreation uses (reasonable fees may be charged for maintenance):

a. hunting and fishing in accordance with applicable federal and state law including El Dorado County Ordinance Sections 7401 et seq.

b. day use for picnicking, riding, hiking; and

c. temporary camping.

8. Mineral resources removal and processing for road building when incidental to and in conjunction with, timber producing and harvesting.

9. Raising and grazing of livestock, poultry and other animals.

10. Signs warning against trespass, hunting or shooting on the premises.

11. Signs indicating the name of the owner, the property and the agricultural products produced on the premises, provided that no more than two such signs shall be erected on each parcel under separate ownership and no such sign shall exceed thirty-two (32) square feet in area.

12. Sale of products produced on the premises.

13. One commercial coach to be located on the same property as the construction project, to be used exclusively as an office for contractors engaged in construction projects but only during the course of construction of the project.

D. The following uses are allowed only after obtaining a special use permit therefor from the El Dorado County Planning Commission or Zoning Administrator:

1. Commercial mineral resources removal and processing when not incidental to timber production and harvesting.

2. Permanent structure for the processing and packaging of agricultural and timber products and the necessary support facilities required therefor.

3. Gas and oil wells and/or exploration therefor.

Section 9432. (continued)

1. The applicant shall submit a map annotated to show the legal description on the assessor's parcel map of the property to be zoned, together with a copy of the owner's deed.

2. The applicant has submitted a plan for forest management for the property prepared or approved as to content by a professional forester registered in the State of California. The forest management plan will include a discussion and recommendations on at least the following:

a. commercial harvesting, a history of past operations and recommendations for the future.

b. provisions for legal and physical access to the property so commercial operations can be carried out.

c. a reasonable attempt to locate the boundaries of the property and attempts to protect his property against trespass.

d. disease or insect control work.

e. thinnings, slash disposal, pruning and other appropriate silvicultural work.

f. a fire protection plan including a fuels management program.

g. erosion control on existing roads and skid trails and maintenance of existing roads.

h. planting of a significant portion of the understocked areas of his land.

3. The parcel shall currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the forest practice rules adopted by the State Board of Forestry for the district in which the parcel is located or the owner must sign an agreement with the Board of Supervisors to meet such stocking standards and forest practice rules by the fifth anniversary of the signing of such agreement. If the parcel is subsequently zoned as timberland preserve, then failure to meet such stocking standards and forest practice rules within this time period provides the Board of Supervisors with a ground for rezoning the parcel.

The owner shall continuously comply with at least six of the criteria required in the forest management plan in order to continue to be eligible for the Timberland Preserve Zone.

H. Within ten days of final action to include within or delete (rezone) from any Timberland Preserve Zone, the Clerk of the Board of Supervisors shall cause to be recorded an instrument which will serve as constructive notice to prospective buyers of such zoning action.

APPENDIX A-3

DEW:mak
5-5-76

RESOLUTION No. 116-76

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

AMENDING RESOLUTION NO. 72-72

WHEREAS, Section 51201(d) of the Government Code authorizes the establishment of agricultural preserves by a resolution adopted by the Board of Supervisors after public hearing; and

WHEREAS, it is desired to establish criteria and procedures for the creation of agricultural purposes pursuant to agreement with the landowner as provided in Section 51255 et seq of the Government Code,

IT IS HEREBY RESOLVED by the Board of Supervisors of El Dorado County as follows:

The following shall be the criteria for the establishment of agricultural preserves within the County of El Dorado:

1. There shall be a capital outlay for agricultural improvements in the minimum total sum of $10,000.00 excluding applicant's residence and original cost of the land.

2. The minimum acreage to be considered for an agricultural preserve shall be twenty (20) contiguous acres.

3. The land proposed to be established as an agricultural preserve shall be capable of making a profit through agricultural pursuits.

4. The gross income from said agricultural pursuits on said land shall be a minimum of $3,000.00 per year.

5. Any applicant whose land satisfies any three of the four criteria established herein shall be eligible for the establishment of such land as an agricultural preserve.

IT IS FURTHER RESOLVED that the applicant for the establishment of an agricultural preserve and the execution of the Agreement, which is attached hereto and by this reference approved as to form, to limit the use of land for agricultural purposes, is required to complete the application forms attached hereto and by this reference approved as to form.

RESOLVED FURTHER that said applicant forms shall be obtained from the El Dorado County Planning Department and, upon completion, shall be returned to said Department, with a fee of $125.00 for each application.

RESOLVED FURTHER that the applicant shall be notified in writing of the date and time of the public hearing to establish an agricultural preserve, by the Clerk of the Board of Supervisors, and the applicant or his authorized agent, shall appear at said hearing.

IT IS FURTHER RESOLVED that the El Dorado County Agricultural Commission and the El Dorado County Planning Commission are hereby designated as the advisory agencies to the Board of Supervisors concerning the establishment of agricultural preserves.

Section 9415.5 Regulations for AE Districts (Revised 5/24/77)

The following regulations shall apply only to those lands subject to the Land Conservation Act of 1965. Such lands known as AE Districts shall be subject to the provisions of Section 9430. No building or structure shall be erected, structurally altered or enlarged, nor shall any building, structure or land be used except as follows:

(a) The following uses are allowed by right, without special use permit or variance if for commercial purposes:

(1) raising and grazing of livestock, poultry and other animals;

(2) growing of trees, fruits, vegetables, flowers, grains and other crops;

(3) growing and harvesting of timber and other forest products;

(4) one single family detached dwelling within each AE preserve, or one mobilehome within such AE preserve for the property owner, provided, however, that the location of the mobilehome shall be subject to the approval of the Zoning Administrator in the same manner and subject to the same review as applicable to approvals of the Zoning Administrator relating to special use permits;

(5) signs warning against trespass, hunting or shooting on the premises not more than 168 square inches in size and not less than 200 feet apart. Signs indicating the name of the owner, the property, and the agricultural products produced on the premises, provided that no more than two such signs shall be erected on each non-contiguous parcel under separate ownership, and no such sign shall exceed 32 square feet in area;

(6) sale on the premises of products produced thereon;

(7) excavation of earth and the drilling of wells exclusively for agricultural uses and other authorized uses on the premises;

(8) barns, corrals and other outbuildings and structures accessory to the foregoing uses;

(9) one mobilehome for a period of two years to be used exclusively by the owner after acquiring a building permit for the construction of a permanent dwelling for the owner on the same property and during the actual construction thereof and so long as the building permit remains valid;

(10) packing and processing of agricultural products produced on the premises without changing the nature of the products;

(11) one mobilehome to be used exclusively as an office for contractors engaged in construction projects, but only during the course of construction of the project, where a valid building permit has been obtained. The mobilehome must be located on the same property as the construction project;

(12) one or more mobilehomes for housing not more than four (4) agricultural employees and their immediate families; provided that the El Dorado County Agricultural Commission advises in writing that the need is justified and consistent with the agricultural pursuits on the premises and provided, however, that locations of the mobilehome shall be subjected to the approval of the Planning Commission. Agricultural employees are those persons hired to carry on agricultural pursuits on the premises;

(13) additional residential building and seasonal labor quarters to house persons who derive a major portion of their income from agricultural pursuits on the same parcel of land and their families; provided that the Agricultural Commission advises in writing that the need is justified and consistant with the agricultural pursuits on the premises and provided, however, that location of the residence shall be subjected to the approval of the Planning Commission; and provided that the preserve meets four of the four criteria as established by the El Dorado County Board of Supervisors;

(b) The following uses are allowed only after obtaining a special use permit therefore from the El Dorado County Planning Commission with recommendation of the El Dorado County Agricultural Commission:

(1) The packing and processing of agricultural products and the necessary building and structures required therefore;

(2) Uses compatible with the intent of the Land Conservation Act of 1965;

(3) Private non-commercial aircraft landing fields for use of the agricultural pursuits thereon and such accessory buildings as needed to provide shelter, maintenance and storage to the equipment thereon;

(4) Gas and oil wells;

(5) One mobilehome for use by the owner or member of his family where hardship connected with a health condition, as verified by a physician licensed to practice medicine and surgery in this State, could be substantially reduced by the granting of the special use permit,

provided that the Planning Commission finds that the granting of the special use permit will not detrimentally affect the use of neighboring properties;

(6) Other sign sizes and applicable general provisions as itemized in Section 9430;

(7) The use of a mobilehome for an extended period of one year to be used exclusively by the owner, who possesses a valid building permit to construct a permanent dwelling on the premises, where circumstances beyond the control of the owner, as determined by the Planning Commission, has prevented the completion of the dwelling during the initial one year period. Failure to obtain financing shall not be considered as a circumstance beyond the control of the owner.

(8) Public utility structures and uses.

(c) The following area and building regulations shall apply in AE Districts unless a variance is first obtained from the El Dorado County Planning Commission:

(1) Buildings and structures shall not exceed three stories, or fifty feet in height from the ground floor, except that water tanks, silos, granaries, barns and similar structures, or necessary mechanical appurtenances, may exceed 50 feet in height, provided they do not violate the height regulations imposed by any Airport Approach (AA District).

(2) Notwithstanding any other provision of this section, no mobilehome, building or structure shall be erected, structurally altered or enlarged, or placed on the property for purposes of human habitation on any parcel of land created by a land division which takes place after the effective date of the amendment which adds this subdivision to the El Dorado County Ordinance Code. For purposes of this subdivision "land division" includes the division of any real property, improved or unimproved, or portion thereof shown on the latest equalized county assessment roll as a unit or contiguous units which are divided for the purpose of sale, lease or financing whether immediate or future. This subdivision shall not apply to any parcel created by a land division which independently meets the criteria now or hereafter established of agricultural preserves and as to which, after its creation, the owner has entered into a contract with the County for the establishment of an agricultural preserve:

(3) minimum parcel area: 20 acres;

(4) minimum parcel width: 200 feet;

(5) minimum yard set back for residential uses of front yard, 20 feet; side yards, 10 feet; rear yard, 15 feet;

(6) minimum agriculture structural setbacks of 50 feet on all yards;

(7) deleted by ordinance number 1764, dated 1/11/77;

(8) maximum building coverage: none.

Section 9415.6. The foregoing regulations contained in Section 9415.5 shall also apply to lands zoned AE but which are not encumbered by Agricultural Preserve Contracts. This section is not a change of but is declaratory of existing law. (Amended by Ord. No. 1790, 5/24/77)

Section 9429. Regulations for Planned Agricultural Districts (PA)

a. Purpose: to provide for the orderly development and protection of lands having sufficient space and conditions compatible to horticulture, husbandry and other agricultural pursuits and to provide for the protection from encroachment of unrelated and incompatible land uses tending to have adverse effects on the development or use of these so designated lands.

b. The following regulations shall apply in all PA, Planned Agricultural Districts, and shall be subject to the provisions of Section 9430, General Provisions and Exceptions. Any amendment to zone boundaries proposing to add or remove lands from Planned Agricultural Zoning Districts shall be reviewed by the Agricultural Commission.

c. The following uses are allowed by right, without Special Use Permit or Variance:

1. One Single Family Detached Dwelling:

a. Accessory uses and structures including, but not limited to, garage, swimming pool, pumphouse, boathouse;

b. The renting of one room within the dwelling;

c. One guest house, not for rent or lease, and not to exceed 400 square feet of floor space as an accessory use to an existing dwelling. No guest house shall contain kitchen facilities.

2. Home Occupation:

Such as accountant, advisory, appraiser, architect, artist, attorney, author, broker, dressmaker, draftsman, dentist, engineer, handicrafts, insurance, photographer, physician, therapist, musician, teacher, and other similar occupations conducted on the premises or by mail or telephone where said activities do not create a traffic problem; provided that instruction is not given to groups in excess of four, and concerts or recitals are not held, and no display of goods is visible from the outside of the property; such use must be carried on in the residence and be incidental to the residential use of the premises and be carried on by a resident thereon.

3. Two (2) Unlighted Signs:

In view of the public roadway, not exceeding thirty-two (32) square feet of display area on any one sign, and not more than sixty-four (64) square feet total display area, and not more than twelve (12) feet above ground level, advertising authorized agriculture activities on the premises.

4. Raising and grazing of livestock and other animals.

5. Growing and harvesting of trees, fruits, vegetables, flowers, grains and other crops.

6. Packing and processing of agricultural products produced on the premises, without changing of the nature of the products.

7. Sale on the premises of products produced thereon.

8. Any structure or use incidental or accessory to any of the foregoing uses.

9. Excavation of earth exclusively for agricultural or residential purposes on the premises where such excavation will not create significant erosion and/or pollution.

10. The drilling of wells exclusively for agricultural or residential purposes on the premises.

11. One mobilehome for a period of two years to be used exclusively by the owner after acquiring a building permit for the construction of a permanent dwelling for the owner on the same property and during the actual construction thereof and so long as the building permit remains valid.

12. One commercial coach to be used exclusively as an office for contractors engaged in construction projects, but only during the course of construction of the project, where a valid building permit has been obtained and remains active. The commercial coach must be located on the same property as the construction project.

d. The following uses are allowed only after obtaining a special use permit therefor from the El Dorado County Planning Commission:

1. The packing and processing of agricultural or wood products and the necessary buildings and structures required therefor where the nature of the product is changed.

2. The commercial slaughtering of animals.

3. The excavation and processing of building materials for other than on premises purposes.

4. The mining or drilling of minerals or petroleum.

5. The disposal of garbage or rubbish.

6. The construction of fire stations and public utility buildings.

7. Other sign sizes and applicable general provisions as itemized in Section 9430.

8. Private non-commercial aircraft landing fields for use of the agricultural pursuits thereon and such accessory buildings as needed to provide shelter, maintenance and storage to the equipment thereon.

9. Home occupations not listed in c. 2. above which require special consideration; such as, use of power tools, accessory building, noise, and will not change the agricultural character of the premises, or adversely affect the other uses permitted in an agricultural area.

10. One mobilehome for use by the owner or member of his family, where hardship connected with a health condition, as verified by a physician licensed to practice medicine and surgery in this state, could be substantially reduced as determined by the Planning Commission by the granting of the Special Use Permit, provided Planning Commission finds the granting of the Special Use Permit will not

detrimentally affect the use of the neighboring properties.

11. The use of the mobilehome for an extended period of one year to be used exclusively by the owner, who possesses a valid building permit to construct a permanent dwelling on the premises, where circumstances beyond the control of the owner, as determined by the Planning Commission or Zoning Administrator, has prevented the completion of the dwelling during the initial two year period. Failure to obtain financing shall not be considered as a circumstance beyond the control of the owner.

12. One or more mobilehomes for housing not more than four (4) agricultural employees and their immediate families; provided that the El Dorado County Agricultural Commission advised in writing that said premises satisfy three of the four criteria established by the County of El Dorado to qualify as an Agricultural Preserve as set forth in Resolution No. 63-68. Agricultural employees are those persons hired to carry on agricultural pursuits on the premises.

13. On favorable recommendation of the Agricultural Commission, single and multi-family dwellings and dormitories for persons primarily employed in agriculture on the premises and their immediate family. Upon submittal of an application for building permit to construct dwellings permitted by this subsection, the Planning Department will notify the Agricultural Commission in writing. Such application for a building permit shall be deemed recommended favorably upon if the Agricultural Commission fails to act within thirty (30) days following written notification.

14. Upon favorable recommendation of the Agricultural Commission, additional single family dwellings for the use of the property owner or members of the immediate family. Dwellings not to exceed four (4) in total number on parcels under same ownership. Upon submittal of an application for building permit to construct dwellings permitted by this subsection, the Planning Department will notify the Agricultural Commission in writing. Such application for a building permit shall be deemed recommended favorably upon if the Agricultural Commission fails to act within thirty (30) days following written notification.

15. The use of one mobilehome for the property owner on an agricultural parcel consisting of not less than twenty (20) acres in one ownership. The Special Use Permit issued under this provision shall provide that in the event the land is divided so that the mobilehome is located on less than twenty (20) acres, the Special Use Permit shall be revoked and the mobilehome removed.

e. The following provisions shall apply in all PA (Planned Agricultural) Zoning Districts, unless and until a variance is obtained from the El Dorado County Planning Commission upon recommendation of the El Dorado County Agricultural Commission. The establishment of Agricultural Zoning shall be based upon one or more of the following three (3) criteria:

1. Capability of the land for agricultural production:
The "Soil Survey of El Dorado Area, California" issued April 1974 by the U.S.D.A. Soil Conservation Service, or other comparable State or Federal criteria, will be used as the basis for defining soil sites particularly for agricultural uses.

a. Choice* Agricultural Land - 0 to 30% slope, includes some lands in classes II, III, IV and VI, which are suitable for orchard, vineyard, and woodland.

b. Choice* Rangeland - Includes some lands in classes IV, VI and VII with range site indices of 1, 2 and 3 suitable for range use.

c. Choice* Woodland - Includes some lands in classes IV, VI and VII with woodland site indices of 1 through 6, which are suitable for woodland use.

2. Present Land Use:
Lands that are not included in one of the above soil groupings but are being actively used agriculturally, will be considered for agricultural zoning when the land in question meets 3 of the 4 criteria for an Agricultural Preserve as defined in Ordinance 572 (Agricultural Exclusive). Additionally, when lands do not qualify as agricultural under capability criteria 1, or the above, they may be zoned agricultural if recommended by the Agricultural Commission.

3. Location of the Parcel in Relation to Surrounding Land Use:
The success and stability of agricultural enterprises can be profoundly influenced by the zoning and use of immediately adjacent lands. Land that is within an agricultural area or adjacent to agriculturally zoned lands, may be recommended for agricultural zoning. A buffer area of 50 feet will be required on the inside of a boundary where land zoned non-agricultural abuts planned agricultural zoned lands which are currently not in horticultural and timber production. Variances to the above will be considered upon recommendation of the Agricultural Commission. The development of a new agricultural enterprise shall be 100 feet from any existing dwelling or non-compatible use as identified in PA zoning. Non-compatible uses are defined as, but not limited to:

a. residential structures
b. nursing homes
c. public and private schools
d. playgrounds
e. swimming pools
f. fish ponds

f. Minimum Acreage:
The following minimum parcel sizes are established for lands in the agricultural zoning districts unless the parcel meets criteria 2 or 3 as stated in Section E2 and E3 of this ordinance.

1. All agricultural lands exclusive of rangeland or woodland designations - 20 acres;

2. Agricultural lands designated rangeland or woodland - 60 acres.

3. Minimum lot width - 330 feet;

4. Minimum yard setback for residential uses: front yard - 30 feet; side yard - 15 feet; rear yard - 30 feet.

5. Minimum agricultural structural setbacks of 50 feet on all yards. Existing agricultural buildings in use as of the effective date of this ordinance may continue to be used until they are removed or otherwise destroyed. Such existing agricultural structure may be improved under building permit, not to exceed 50% of their appraised value at the time the permit is used.

Yards shall exclude all road easements. Roads established through prescriptive right or undefined road easements shall be assumed to have a right of way 25 feet from the existing centerline for the purpose of establishing minimum yards only. Any variance to these requirements that is not in conformity with Section 9430 must have the approval of the Public Works Director of El Dorado County.

6. deleted by ordinance number 1746, dated 1/11/77/

7. Buildings and structures shall not exceed two stories or thirty-five feet in height from the ground floor except that water tanks, silos, granaries, barns and similar structures or necessary mechanical appurtenances may exceed thirty five feet in height, provided they do not violate the height regulations imposed by any airport approach. (AA Districts)

*Choice: Refers to best land in relation to El Dorado County not to the criteria as set forth in Section 16142 (b) of the Government Code.

APPENDIX A-5

TOTAL RESERVES OF LAND IN AN OPEN SPACE AND CONSERVATION USE

Total Area of El Dorado County = 1,145,024 acres

(Total Land Area = 1,093,064 acres)

(Total Water Area = 51,960 acres)

CATEGORY	ACRES	% OF TOTAL
National Forest	486,094	42.0
Bureau of Reclamation	30,000	2.6
Bureau of Land Management	14,882	1.2
State of California	20,258	1.7
Local Agencies and Districts	1,000	.08
Williamson Agricultural Preserves	62,000	5.4
Timber Preserves	135,000	11.7
Water Areas	51,960	4.5
	Total = 801,194	69.18%

CHAPTER 7. OPEN SPACE ZONING AND CONSERVATION ZONING

Article 1. Open Space Zoning

Section 9701. Purpose (6/28/73)

The purpose of this ordinance is to provide a medium whereby the essential open space needs of the citizens of El Dorado County may be provided for.

Section 9702. Definitions (6/28/73)

"Open Space Land" is defined as parcels or areas of land which are generally unimproved and devoted to and essential for:

1. natural resource preservation including water sheds;
2. preservation of agricultural production;
3. preservation of recreational enjoyment areas;
4. prime or critical wild life and biotic habitat preservation;
5. protection of public health, safety and welfare, in relation to seismic, geologic and geographic hazards;
6. protection of unusual or unique scenic values as determined by a specific finding of the governing body in regard to the specific parcel or area under consideration.

Section 9703. Regulations (6/28/73)

The following regulations shall apply in all "OS" (Open Space) Districts and "OS" Districts shall be subject to the provisions of Section 9430. No building or structure shall be erected, structurally altered or enlarged, nor shall any building, structure, land or products thereof be used except as follows:

(a) the following uses are allowed by rights, without special use permit or variance:

1. One(1) single family dwelling on not less than the minimum sized parcel of land under separate ownership;
2. agricultural and accessory buildings;
3. the raising and grazing of livestock and other farm type animals; not to include the commercial keeping of poultry;
4. the growing and harvesting of timber and other forest products; not to include the commercial processing or milling;
5. growing and harvesting of trees, fruits, vegetables, flowers, vines, grains and other crops; not to include commercial processing of products produced thereon;
6. signs warning against trespass, hunting or shooting, not to be located closer than 1/8 mile from a similar sign; such signs not to exceed a two (2) square foot area;
7. one (1) mobilehome to be used exclusively as an office for contractors engaged in construction projects, but only during the course of construction of the project, where a valid building permit has been obtained. The mobilehome must be located on the same property as the construction project.
8. one or more mobilehomes for housing not more than four agricultural employees and their immediate families provided that the El Dorado County Agricultural Commission advises in writing that said premises satisfy three of

the four criteria established by the County of El Dorado to qualify as an Agricultural Preserve as set forth in Resolution No. 63-68. Agricultural employees are those persons hired to carry on agricultural pursuits on the premises.

Section 9704. Uses (6/28/73)

The following uses are allowed only after obtaining a Special Use Permit therefor from the El Dorado County Planning Commission:

1. Other buildings and structures;
   1(a) all signs not allowed by right;
2. Excavation of earth or drilling of wells, for either commercial or private use to exclude that normally incidental to the erection of a single family dwelling or permitted accessory structure;
3. All home occupations:
   3(a)public utility uses and accessory structures;
4. All processing of products produced upon or from the land, to include all accessory structures required or so used;
5. All commercial and private organized recreational uses;
6. Airports and aircraft landing fields approved by the California Aeronautics Commission, which conform to the General Plan for the County,buildings and structures as are customary and ancillary to the operation of an airport;

Section 9705. Variances (6/28/73)

The following area and building regulations shall apply in 'OS' Districts unless a variance is first obtained from the El Dorado County Planning Commission or Zoning Administrator:

1. Buildings and structures shall not exceed two stories or thirty-five feet in height from the ground floor except that water tanks, silos, granaries, barns, electronic towers and antennas and similar structures or necessary mechanical appurtenances, may extend to 65 feet in height, provided they do not violate the height regulations imposed by any Airport Approach (AA) District;
2. No building or structure shall be erected or enlarged unless the parcel of land under separate ownership on which it will be located is 10 acres or larger in size, except that this provision shall apply to any parcel of land under separate ownership as shown by the records of the El Dorado County Recorder on the date that this section becomes effective with respect to such parcel;
3. The minimum parcel size of 10 acres shall be waived by the Planning Director in the case or event that an open space use shall be proposed to be established as an open space easement: such uses as, but not limited to:
   a. equestrian trails or paths;
   b. hiking trails or paths;
   c. bicycle trails or paths;
   d. off-road vehicle trails or paths;
   e. connector links between recreation or scenic areas and/or population centers;

f. areas adjacent to water bodies or streams for scenic or recreation uses;
g. areas adjacent to scenic highways or roads as designated by the State of California and/or the County of El Dorado;
h. designated green belt areas as determined by a finding of the governing body;

4. Minimum parcel area 10 acres;
5. Minimum yards, front twenty (20) feet, sides ten (10) feet, rear fifteen (15) feet - agricultural structure all setbacks fifty (50) feet;
6. Minimum dwelling unit area, six hundred (600) square feet and two (2) rooms, two hundred (200) square feet for each additional bedroom.

Article 2. Conservation Zoning

Section 9710. Purpose (6/28/73)

The purpose of this ordinance is the provision of a medium whereby the essential resource conservation needs of the citizens of El Dorado County may be provided for.

Section 9711. Definitions (6/28/73)

Resource conservation lands are defined as those parcels or areas of land which are deemed essential for the conservation and/or managed utilization of natural resources to include, but not be limited to:

1. water and related areas;
2. prime, critical or unique wild life and biotic habitats;
3. areas suitable for the economic production of food, fiber and mineral products as verified by licensed, registered or similarly designated persons qualified to certify, as determined by a specific finding of the governing body.

Section 9712. Regulations (6/28/73)

The following regulations shall apply in all "CN" (conservation) Districts and all "CN" Districts shall be subject to the provisions of Section 9430. No building or structure shall be erected, structurally altered, enlarged, nor shall any use be established except as follows:

(a) the following uses are allowed by right, without special use permit or variance:

1. one single family dwelling on not less than the minimum sized parcel of land under separate ownership;
2. agricultural and accessory buildings;
3. the raising and grazing of livestock and other farm type animals; not to include the commercial keep of poultry;
4. growing and harvesting of trees, fruits, vegetables, flowers, vines, grains and other crops; not to include commercial processing of products produced thereon;
5. the growing and harvesting of timber and other forest products; not to include commercial processing or milling;
6. signs warning against trespass, hunting or shooting, not to be located closer than 1/8 mile from a similar sign; such signs not to exceed a two (2) square foot area;
7. one mobilehome to be used exclusively as an office for contractors engaged in construction projects, but only during the course of construction of the project, where a valid building permit has been obtained. The mobilehome must be located on the same property as the construction project;
8. one or more mobilehomes for housing not more than four (4) agricultural employees and their immediate families provided that the El Dorado County Agricultural Commission advises in writing that said premises satisfy three of the four criteria established by the County of El Dorado to qualify as an Agricultural Preserve as set forth in Resolution No. 63-68. Agricultural employees are those persons hired to carry on agricultural pursuits on the premises. (#1028-10/69)

Section 9713. Uses (6/28/73)

The following uses are allowed only after obtaining a special use permit therefor from the El Dorado County Planning Commission:

1. other buildings and structures:
   1(a). all signs not allowed by right;
2. excavation of earth or drilling of wells, for either commercial or private use to exclude that normally incidental to the erection of a single family dwelling or permitted accessory structure;
3. all home occupations;
   3(a). public utility uses and accessory structures;
4. all processing of products produced upon or from the land, to include all accessory structures required or so used;
5. all commercial and private organized recreational uses;
6. airports and aircraft landing fields approved by the California Aeronautics Commission which conform to the General Plan for the County, buildings and structures as are customary and ancillary to the operation of an airport;
7. the use of a mobilehome or standard residential structure for the exclusive use of a caretaker, watchman or similarly employed person and their immediate family.

Section 9714. Variances (6/28/73)

The following area and building regulations shall apply in CN Zone Districts unless a variance is first obtained from the El Dorado County Planning Commission or Zoning Administrator:

1. buildings and structures shall not exceed two stories or thirty-five (35) feet in height from the ground floor, except that water tanks, silos, granaries, barns, electronic towers and antennas, and similar structures or necessary mechanical appurtenances may extend to 65 feet in height;
2. no building or structure shall be erected or enlarged unless the parcel of land under separate ownership on which it will be located is 5 acres or larger in size, except that this provision shall not apply to any parcel of land under separate ownership as shown by the records of the El Dorado County Recorder on the date that this section becomes effective with respect to such parcel.
3. minimum parcel size 10 acres;
4. minimum yards front twenty (20) feet; sides ten (10) feet; rear fifteen (15) feet; agricultural structure all setbacks fifty (50) feet;
5. minimum dwelling unit area six hundred (600) square feet and two (2) rooms; two hundred (200) square feet for each additional bedroom.

RESOLUTION No. 137-77

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

WHEREAS, Section 65860 of the California Government Code requires that zoning be consistent with the General Plan of a County, and that where a conflict exists between a zoning ordinance provision and the General Plan, the latter shall prevail; and

WHEREAS, the practical effect of said section is that the General Plan designation controls and limits the zones which may be considered in connection with lands being zoned; and

WHEREAS, the public has a right to appear and express opinions at hearings on adoption of or amendments to the General Plan and can more intelligently do so if they have a clear understanding of the permissible zones which may be established by any given General Plan designation,

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of the County of El Dorado recognizes the right of the public to know what zones lands may be placed within when considering adoption of or amendments to the General Plan and therefore establishes the following General Plan Designations with conforming zoning categories:

GENERAL PLAN	ZONE
Rural Residential-Agriculture 1 d.u./10-160 acres	TC RA160 RA80 RA60 RA40 RA20 PA RE10 A AE and TPZ
Single Family Residential-Low Density 1. d.u./5 acre minimum	RE5*
Single Family Residential-Medium Density 1 d.u./1 acre minimum	R3A* R2A R1A U
Single Family Residential - High Density 5 d.u. maximum per acre	R20,000* R1
Multi-Family Residential 43 d.u. maximum per acre	R2* RM RT MP

Commercial	C* CP CPO CG
Industrial	I* PI(proposed)
Exclusive Agriculture	AE* TPZ
Open Space/Conservation	OS CN
Parks/Recreation	RF*
Public Facility	(by permit)
Historic District	(proposed)

*and more restrictive or less dense zone districts.

PASSED AND ADOPTED by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held on the 21st day of June, 1977, by the following vote of said Board:

Ayes: Arliene Todd, William V. D. Johnson, Lloyd R. Kutter, Thomas L. Stewart

Noes: None

Absent: W. P. Walker

ATTEST:

CARL A. KELLY, County Clerk and ex-officio Clerk of the Board of Supervisors

By /s/Kathleen Ann Harrelson
Deputy Clerk

/s/
Chairman, Board of Supervisors

I CERTIFY THAT:
THE FORECOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

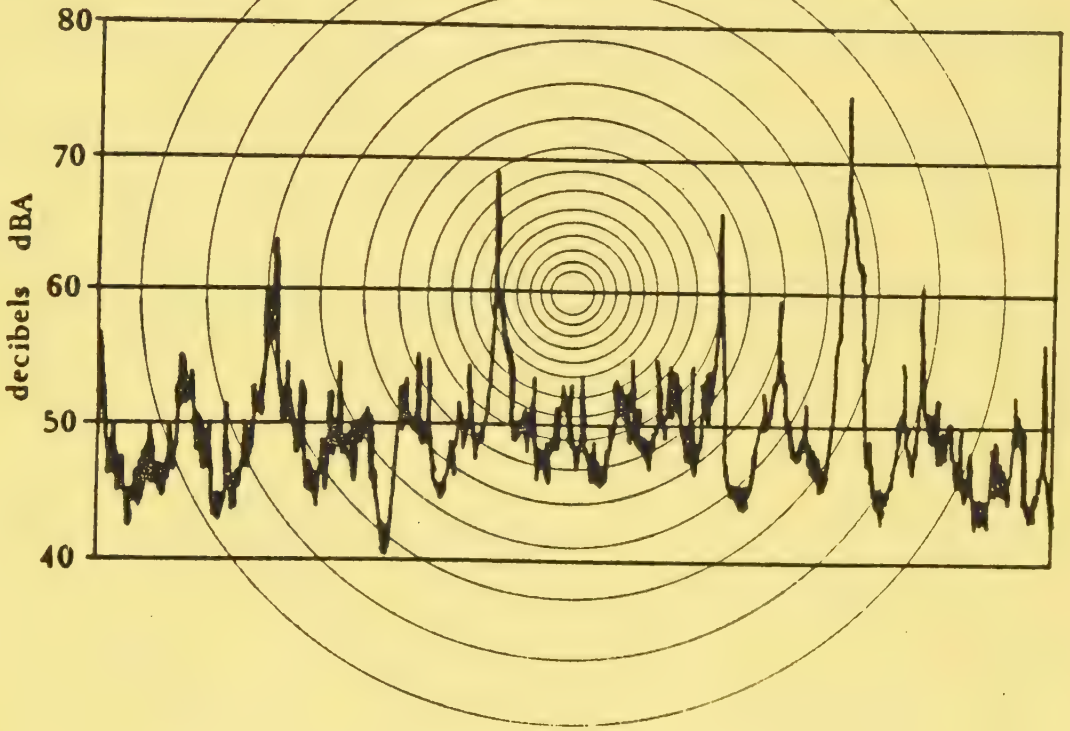
DATE .....

ATTEST: CARL A. KELLY, County Clerk and ex-officio Clerk of the Board of Supervisors of the County of El Dorado, State of California.

By .....
Deputy Clerk

COUNTY OF EL DORADO

NOISE ELEMENT



COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EL DORADO COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

Richard M. Floch, Director

MAIN OFFICE
360 FAIR LANE
PLACERVILLE, CA 95667

SOUTH LAKE TAHOE OFFICE
P.O. BOX 14506
1359 JOHNSON BLVD.
SOUTH LAKE TAHOE, CA 95702

ADMINISTRATION
(916) 626-2438

PLANNING
626-2438

BUILDING
INSPECTION
626-2511

ENVIRONMENTAL
HEALTH
626-2411

TAHOE UNIT
(916) 544-1364
541-7133

TO WHOM IT MAY CONCERN:

The following date and resolution number reflects the time at which action was taken by the El Dorado County Board of Supervisors.

The official file containing all of the background information for the amendment formulation is on file with the El Dorado County, Community Development Department, Planning Division.

Noise Element Adopted:	12/28/76 (Date)	
Revision to Noise Element:	8/02/79 (Date)	* 178-A79 (Resolution No.)

* Note: Government Code Section 65302 (g) as amended January 1, 1976, required a Community Noise Exposure Inventory as a portion of the Noise Element. The amendment establishes the required Community Noise Exposure Inventory.

Richard M. Floch
Community Development Director

RMF:JR:dp

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SECTION I

REQUIREMENT FOR NOISE ELEMENT

In 1971, the State of California mandated that each county and general law city include a noise element as part of their general plans: California Government Code Section 65302 (g) requires that local general plans contain:

> A noise element in quantitative, numerical terms, showing contours of present and projected noise levels associated with all existing and proposed major transportation elements. These include but are not limited to the following:
>
> (1) Highways and freeways
>
> (2) Ground rapid transit systems
>
> (3) Ground facilities associated with all airports operation under a permit from the State Department of Aeronautics.

The Government Code further states:

"These noise contours may be expressed in any standard acoustical scale which includes both the magnitude of noise and frequency of its occurrence. The recommended scale is sound level A, as measured with A-weighting network of a standard sound level meter, with corrections added for the time duration per event and the total number of events per 24-hour period."

"Noise contours shall be shown in minimum increments of five decibels and shall be continued down to 65 dBA. For regions involving hospitals, rest homes, long-term medical or mental care, or outdoor recreational areas, the contours shall be continued down to 45 dBA."

Recommendations provided more recently by the State request that the Noise Element contain the following:

A. A statement of general policy indicating the local jurisdiction's general intentions regarding noise and noise sources in the community.

B. Desired maximum noise levels by land use categories.

C. Standards and criteria for noise emissions from transportation facilities. (It should be noted that control of some noise sources has been pre-empted by state and federal governments.)

D. Standards and criteria for compatible noise levels for local "fixed-point" noise sources.

E. Guide to implementation.

F. Appendix describing methodology of preparation and sources of data.

SECTION II

CHARACTERISTICS OF SOUND

Basically, the noise or sound which we experience in our everyday lives is a result of a vibrating body imparting its motion to the medium which surrounds it, in most cases air, and a minute variation in atmospheric pressure called "sound pressure" results. This pressure creates "sound waves" which move outward and away from the source. As the wave extends, its front spreads out, thus, the sound energy passing through each unit or area become less and less, and the sound pressure decreases with distance. The human ear receives and relates these changes in pressure carried on the sound waves to the brain for translation.

ACOUSTIC TERMINOLOGY

Noise, or sound, has 3 important components: frequency, intensity, and duration.

Frequency

Frequency is defined as the "number of sound waves per second produced by a sounding body". Most people realize that it is the frequency of a sound which gives it the characteristics from a shrill whistle to a deep, dull roar. Frequency is measured in numbers of waves or cycles per second called Hertz (Hz), named after a Viennese researcher who died in 1916. The highest frequency audible to the human ear is 20,000 Hz. Higher frequencies heard by dogs, bats, and other animals, are called "ultrasonic" sounds. The lowest frequency humans can hear is about 15 Hz. Sounds of lower frequency are felt by the entire body, rather than heard by the ear.

Most sounds contain more than one frequency and those that contain many frequencies are called "broad band" noises. Sounds which contain a single frequency are called "pure tones" and are produced, to a good approximation, by striking a single piano key.

Intensity

Intensity, as the name implies, describes the loudness, or energy, of a sound. It is measured in decibels (db), a unit which is described fully later. The intensity of a sound is a function of sound pressure produced by sound waves emitted from some source.

Duration

The length of exposure to noise is called duration. The length of exposure to noise is of equal importance to both frequency and intensity for even low intensity and moderate frequency noises may become irritating if they occur over an extended period of time.

Decibel

The decibel (db) is used universally to describe the level of sound. It provides a reasonable approximation of the human ear's response to sound pressure and intensity. The sound pressure level, measured in decibels, is defined nathematically as:

$$\text{Sound Pressure Level (db)} = 20 \log_{10} \frac{P}{P_{ref}}$$

Where: P = sound pressure microbars

P_{ref} = the minimum audible sound pressure for humans (.0002 microbar)

It is important to remember that sound pressure level readings are dependent upon the particular environment within which the reading is taken and the distance from the noise source. For example, the sound level we hear while parking a car in the garage is different than that which we hear while parked in the driveway. As well, the sound level we receive while mowing the lawn is greater than that received when listening to the neighbor mow his lawn. While these examples are most obvious and simple, they illustrate the effect of environment and distance on perceived sound levels.

"A" Weighting

While the decibel gives an accurate account of sound pressure, it must be modified to account for the ear's frequency response characteristics. The response of the human ear is most complex. At lower sound pressure levels, the ear is not as responsive to low frequencies as it is to higher frequencies. As the sound pressure increases, however, the frequency response becomes wider. The human ear hears sounds at intermediate frequencies better than at very low, or very high frequencies. The most common modification used is the "A" weighting. A decibel measurement utilizing the "A" weighting is abbreviated dBA. This scale compensates for the lower sensitivity of the human ear to the extremes of the frequency scale.

CNEL

While the dB notation does a good job of representing the loudness of sound, it does not speak to the duration. The length of time or duration of noise has a great bearing as to its acceptability. While a few seconds of loud noise may be of momentary annoyance, several minutes of the same sound may be intolerable. It is necessary then to not only assess the loudness of sound at one point in time, but also to assess it over some extended duration with weighting of the particular time frame.

The system devised to reflect these variables is the Community Noise Equivalency Level, CNEL. It takes into account the time of day when a noise occurs and applies a weighting factor. Events in the evening, 7:00 p.m. to 10:00 p.m. are considered 3 times as obnoxious as daytime events (7:00 a.m. to 7:00 p.m.). Night time events (10:00 p.m. to 7:00 a.m.) are considered 10 times as obnoxious as daytime events.

Rather than being measured by a sound meter, CNEL calculations over a 24-hour period must be derived through an equation"

$$\text{CNEL} = 10 \log \frac{1}{24} \left[(NL_D) + 3(NL_E) + 10(NL_N) \right]$$

Where: NL_D = "A" scale peak sound level for each daytime hour

NL_E = "A" scale peak sound level for each evening hour

NL_N = "A" scale peak soung level for each nightime hour

CNEL ratings are generally more acceptable than dBA readings alone as they give a better all-round picture of the noise at some point.

L_{dn} (or Average Day-Night Noise Level)

This is a concept essentially the same as CNEL. The difference between the two is that L_{dn} eliminates the evening term, and noises during this period are weighted the same as daytime events. L_{dn} levels will usually be comparable to, or slightly less than, CNEL ratings.

L_{eq} (or Equivalent Sound Level)

This descriptive device indicates the average sound pressure level, or dBA level, over some period of time. The time frame is indicated by a number in parenthesis following L_{eq} (i.e., L_{eq} (24) means an average over a 24-hour period).

Combination of Sounds

For various reasons, it may be necessary for one to know how to "add decibels". A person may, for example, wish to compute the total sound due to the combination of sounds from two sources.

By use of a complicated formula which considers sound pressures, the following scale is derived.



Note that the combination of two sounds with the same sound pressure level (SPL) or dB level, leads to a total of 3 dB above the level of the single source alone. It should be noted, as well that a reduction of one of the sounds can result in an overall noise reduction of no more than 3dB. Put another way, if the 2 SPL's differ by more than 10dB, then the level of the quieter sound has no appreciable effect on the total level. The following rule of thumb is generally accepted: if the sound pressure level, when a source is operating, exceeds the ambient level by 10dB or more, then the contribution of the ambient is neglible and the measured sound levels are essentially due to the source.

Besides the few terms and concepts discussed here, acoustical engineers and other practitioners in the field of noise have developed many, many more descriptive notations. While one may be uncertain but that such a deluge of terminology is meant only to confuse the uninitiated, further study amply reinforces this uncertainty. In hopes of avoiding unnecessary confusion, this element will utilize only those previously discussed terms in its examination of noise pollution.

FIGURE 1

SOUND PRESSURE LEVELS

OF COMMON SOUNDS AND NOISES

SOUND QUALITY	DECIBELS	SOUND SOURCE
Threshold of Feeling/Pain	120	Rocket engine Ram jet Turbojet: 7,000 pounds thrust
Deafening	110	Propeller aircraft Boiler factory Nearby riveter, drop hammer, thunder
	100	Subway and elevated trains
Very Loud	90	Woodsaw, punch press Loud street noises Noisy factory, screw machine Pneumatic drill
	80	Police whistle, portable sander
Loud	70	Noisy office Average traffic Normal radio Average factory
	60	
Moderate	50	Noisy home Average office Ordinary conversation Quiet radio
	40	
Faint	30	Quiet home Private office Average Auditorium Quiet conversation
	20	
Very Faint- Threshold of Audibility	10	Rustle of leaves Whisper Soundproof room
	0	

Source: Medical and Legal Consequences of Noise Pollution, AMF Beaird, In. May 1970.

SECTION III

POLICIES

El Dorado County recognizes the risk to human health from noise. Therefore, it is the policy of El Dorado County to resolve these risks where possible and attempt to reduce them where responsibility for doing so lies with County government.

It is the objective of El Dorado County, through the land use planning process and EIR process, to mitigate noise.

Noise shall be a consideration in planning for airports in El Dorado County. It is the policy of El Dorado County to enforce federal and state regulations related to land use planning around such areas and facilities as required.

Support shall be given to the Public Works Department when new technologies are available to reduce noise in such areas as highway pavement design and highway planning.

The County shall support the concept of reduction in mobile noise sources through design innovations and recommend techniques that are technologically and economically feasible to other levels of government.

It is the policy of El Dorado County to utilize open space where possible for reduction of noise impact on specific land uses, and particularly those facilities and uses that are called out as "sensitive" within this Element.

This County will work toward the reduction of noise in buildings. Noise as a factor in design of structures will be considered when new structures may have potential noise problems either within the structure or as a result of being located near noise sources.

The County of El Dorado supports the concept of user/benefit. It is the policy of the County of El Dorado to require that persons creating new noise sources be the ones to abate the noise.

The Planning Division shall review and update the Noise Element periodically as required by State Law. The Planning Division shall work with state and other levels of government to better define local responsibility and requirements in regard to noise.

Where a noise source exists, such as a highway, airport, industrial plant, it shall be the responsibility of those who wish to utilize adjacent lands to develop appropriate measures to mitigate the effects of the existing sources.

To assure that this will continue with future area plans, the following policy is added:

Policy: Through the general plan program, identify and recognize significant mineral deposits, existing mining operations and other industrial uses and provide adequate non-residential and low density residential buffers to protect future residents from undesirable noise levels.

AIRPORTS

The only portions of El Dorado County near airports where the noise level is indicated as exceeding 60dBA(L_{dn}) or 60dBA(CNEL) are those areas near South Lake Tahoe Airport and Mather Field.

South Lake Tahoe Airport

The present and future operations at this airport are subject to the regulations of the F.A.A., P.U.C., C.A.B., California Division of Aeronautics, the two regional planning agencies: T.R.P.A. and C.T.R.P.A., the County of

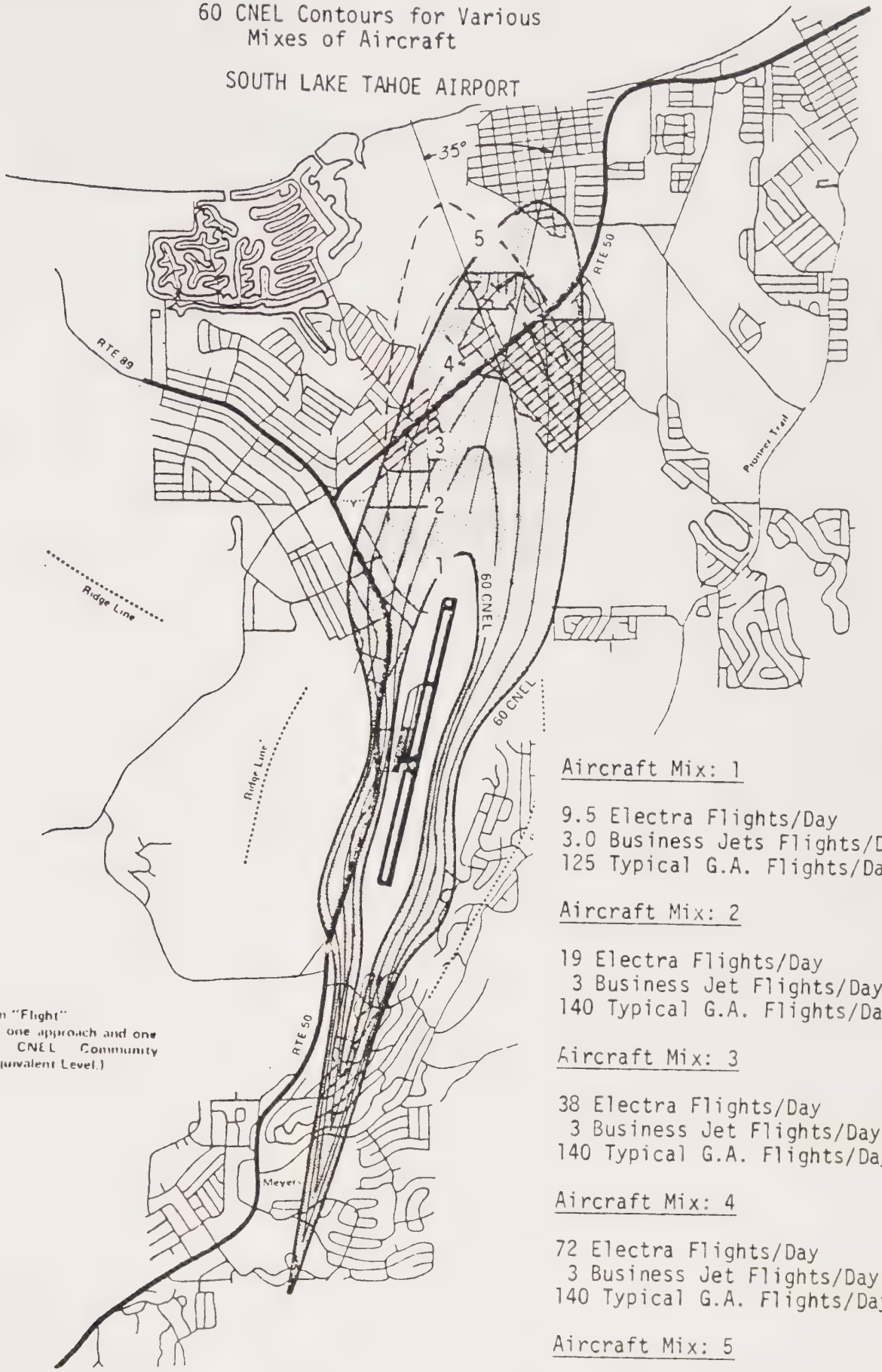
El Dorado, and others. Exhibits I and II, taken from a C.T.R.P.A. position report (1/6/78), indicate the 60dBA(CNEL) footprint for South Lake Tahoe Airport at five different aircraft mixes and the living units within the contour for mixes 2 and 3. The P.U.C. approval granted to PSA and Air California on December 13, 1977, has resulted in a schedule which calls for nineteen Electra flights per day with a potential for additional flights as demand dictates (Aircraft mix 2). The projected operations for this airport, as mentioned previously, are almost unpredictable, due to the number of agencies involved. The 60dBA(CNEL) contour information for Aircraft Mix 3 is therefore included only for comparison with the present. Using the persons per household data obtained for the Lake Tahoe Area during the 1975 Special Census, an estimated 86 persons are within the contour at Aircraft Mix 2, 321 at Aircraft Mix 3.

During both the summer and winter seasons the Tahoe Basin becomes a very heavily used outdoor recreation area. Because of this, a significant number of nonresidents enjoying both the lake and the mountains near the South Lake Tahoe Airport may be exposed to noise levels in excess of 60dBA(CNEL).

In addition, arriving and departing aircraft may cause excessive intrusive noise in the mountainous areas around the airport, especially when the minimum altitude regulation is not observed. C.T.R.P.A. has indicated that they have documented evidence of this occurring at the Desolation Wilderness Area west of Lake Tahoe. The County of El Dorado is presently working with the F.F.A. to obtain funding for an Airport Noise Control and Land Use Compatibility Plan for the Lake Tahoe Airport in the near future.

60 CNEL Contours for Various
Mixes of Aircraft

SOUTH LAKE TAHOE AIRPORT



(The term "Flight" includes one approach and one take off. CNEL Community Noise Equivalent Level.)

Aircraft Mix: 1

9.5 Electra Flights/Day
3.0 Business Jets Flights/Day
125 Typical G.A. Flights/Day

Aircraft Mix: 2

19 Electra Flights/Day
3 Business Jet Flights/Day
140 Typical G.A. Flights/Day

Aircraft Mix: 3

38 Electra Flights/Day
3 Business Jet Flights/Day
140 Typical G.A. Flights/Day

Aircraft Mix: 4

72 Electra Flights/Day
3 Business Jet Flights/Day
140 Typical G.A. Flights/Day

Aircraft Mix: 5

4.5 B 727 Flights/Day
3.0 Business Jet Flights/Day
125 Typical G.A. Flights/Day

EXHIBIT II

ESTIMATED NUMBER OF RESIDENCES WITHIN 60 CNEL COUNTOURS

AREA	AIRCRAFT MIX #2 (FLIGHTS/DAY) 19 Electras 3 Business Jets 140 Gen. Aviation	AIRCRAFT MIX #3 (FLIGHTS/DAY) 38 Electras 3 Business Jets 140 Gen. Aviation
· Melba Drive, Kyburz and Highway 50		
- Single Family Homes	4	13
- Mobile Homes	8	70
- Cabins	4	4
- Duplexes (4 each)	8 (units)	8 (units)
- Motels (2 each)	-	27 (units)
- Campgrounds (288 units	-	# Undetermined
· Bel Aire, Waverly and Tamoshanter		
- Single Family Homes	10	20
· Winnemucca and South		
- Single Family Homes	-	7
	34	149

Mather Field (U.S.A.F.)

A portion of the 65dBA(L_{dn}) footprint for this airfield, located in Sacramento County, extends into El Dorado County due to the present landing approach pattern. Their AICUZ Summary (1975) unfortunately provides data down to the 65dBA(L_{dn}) level only. As indicated in the previously approved El Dorado County Noise Element, it must be assumed that a portion of El Dorado Hills is within the 60dBA(L_{dn}) contour. Within the 65dBA(L_{dn}) contour nearly all the land is undeveloped and presently planned for industrial or commercial use. It is estimated that the number of persons residing within the 60dBA(L_{dn}) contour is presently less than 300 and at full buildout of El Dorado Hills, will be less than 500.

HIGHWAYS AND ROADS

The State Office of Noise Control indicates in its guidelines, that for traffic flows under 20,000 ADT (Average Daily Traffic), the following rules of thumb should be used:

Low Speed Highways: L_{dn} = 65dB within 100 feet of the roadway
60dB or less, beyond 100 feet.

High Speed Highways: L_{dn} = 70dB within 100 feet of the roadway.
65dB between 100 and 200 feet.
60dB or less, beyond 200 feet.

All portions of Highways 49, 89, 193, all County roads, and most of Highway 50 have existing and projected traffic volumes below 20,000 ADT.

State Highways

Those portions of Highway 50 with an ADT presently in excess of 20,000 are limited to the areas adjacent to the cities of Placerville and South Lake Tahoe. The portions with a projected ADT in excess of 20,000 (1995) are from the Sacramento County Line to Pollock Pines and Echo Summit to the City of South Lake Tahoe. These projected volumes are, in a majority of cases, only slightly in excess of 20,000 ADT. It is estimated that about 1200 persons reside, permanently or seasonally, within the present 60dBA(L_{dn}) contours of the State Highways within El Dorado County. A majority of these persons appear to be located along Highway 49 near the City of Placerville, in the "Summer Tract" areas of Highway 50 (U.S. Forest Service leased lands), and along the west shore of Lake Tahoe on Highway 89.

Based on the 1995 data supplied by the California Division of Highways for these highways, approximately 100 additional residents will be exposed to noise levels in excess of 60dBA(L_{dn}). Nearly all these persons reside along Highway 50 from Pollock Pines westward to the Sacramento County Line. These estimates do not take into consideration the topography along the highways, which in most cases, reduces the level of exposure.

County Roads

None of the County Roads has a present or projected ADT which even approaches 20,000. Using the "rule of thumb" to determine the number of persons exposed somehow does not seem appropriate since the 60dBA(L_{dn}) contours in all cases will be substantially less than 100 feet from the roadway. Therefore, the determination of the number of persons exposed

along County Roads is nearly impossible and most likely insignificant due to the building setback requirements of the El Dorado County Zoning Ordinances.

MITIGATION MEASURES

In the case of industrial uses, the El Dorado County Zoning Ordinance for the Industrial Zone requires a Special Use Permit for uses where noise is emitted beyond the property lines. This tends to control new uses and their noise impact. Existing (Non-conforming) uses are evaluated in the preparation of Area Plans and mitigation through surrounding land use is attempted.

In the Case of airports, the County is working to prepare a noise study through the F.A.A. at South Lake Tahoe Airport.

As previously mentioned, the existing building setback requirements tend to mitigate new construction. Many of the existing residences near highways and roads are a result of old construction or the moving of roads and construction of a freeway.

SECTION IV

The noise problem in El Dorado County is not one of a continuous high noise level from large volumes of highway, railroad, and airport traffic, and extensive heavy industry, but one of sporadic high level intrusions into a relatively quiet background. These intrusions, which might go unnoticed in an urban area are the cause of a majority of the complaints from the residents of El Dorado County.

It must be recognized that while the problems required to be spoken to in this noise element constitute a major source of noise in the more urban areas of the state, they do not appear to affect the residents of El Dorado County as significantly as barking dogs, crowing roosters, or a logging truck braking, ("Jacobs brake").

NOISE SOURCES

MOBILE SOURCES

Highways

There are four State highways that carry travelers through El Dorado County. Three of these run generally in a north-south direction, Highways 49, 193, 89, while the other, Highway 50, is the main east-west connection between Sacramento and South Lake Tahoe. Except for the four lane portion of Highway 50 from the Sacramento County line to Riverton (approximately 39 miles), the State highways are only two lanes wide.(Plate 1)

The State Department of Transportation has provided the existing and projected traffic volumes (1995) on these highways. (Figure 2)

As indicated by the data supplied, all portions of Highways 49, 89, and 193 and most of Highway 50 have existing and projected traffic volumes below 20,000 ADT (average daily traffic). The State Office of Noise Control indicates in its guideline that for flows under 20,000 ADT,

the following rules of thumb* should be used:

Low Speed Highways: L_{dn} = 65 dB within 100 feet of the roadway.
60 dB or less beyond 100 feet.

High Speed Highways: L_{dn} = 70 dB within 100 feet of the roadway.
65 dB between 100 and 200 feet from the roadway.
60 dB or less beyond 200 feet.

Those portions of Highway 50 with an ADT presently in excess of 20,000 are limited to the areas adjacent to the cities of Placerville and South Lake Tahoe. The portions with a projected ADT in excess of 20,000 are from the Sacramento County line to Pollock Pines and Echo Summit to the City of South Lake Tahoe.** These projected volumes are, in a majority of cases, only slightly in excess of the 20,000 figure.

The noise contours for these portions of highway can be determined using the nomographs supplied by the State Office of Noise control (Figure 5). Plates 3 and 4 - show typical noise contours for selected portions of Highway 50.

The El Dorado County Planning Department will be preparing Highway Noise contour maps for the State Highways during the updating process on the County General Plan.

County Roads

None of the County roads have a current or projected traffic volume in excess of 20,000 ADT. Only four County roads have an ADT in excess of 3,000: Missouri Flat Road, Lake Tahoe Boulevard, Green Valley Road, and Pioneer Trail. The road with the highest volume is Pioneer Trail at the South Lake Tahoe City limits: 9,465 ADT (1974).

* No rules are given for contours below 60 dB for use in Noise sensitive areas.

** The future of significant automobile traffic in the Lake Tahoe Basin is being questioned by CTRPA.

For reference, the latest traffic counts on the County select system are shown in Figure 3. The State Office of Noise Control "rule of thumb" for roads with an ADT less than 20,000 can be used to determine noise contours for these roads, although in most cases the contours will be inaccurate due to the very low volume.

Airports

There are three public airports within the County boundaries, South Lake Tahoe Airport, Georgetown Airport and Placerville Airport. Noise footprints on these airports are included as Plates 5, 6 and 7. Because of its proximity to Western El Dorado County, a portion of the noise footprint for Mather Air Force Base is included for reference. (Figure 8)

South Lake Tahoe

Runway, 8,500 feet paved, 26 based aircraft, 46,600 operations per year. This is the only airport with any scheduled air traffic. Presently both P.S.A. and Air California each have three flights (Lockheed Electra) most weekdays with Air California increasing to five flights on Friday and Sunday. The number of scheduled flights is proposed to increase gradually to four for each airline in mid-June, 1976,

Placerville Airport

Runway, 4,200 feet paved, 72 based aircraft, 23,000 operations per year. This airport is a primary refueling and refilling point for aerial tankers during the fire season. It is primarily recreational with limited charter fixed wing and helicopter service. This airport has recently become a scheduled "flag stop" for a small commuter airline.

Georgetown Airport

Runway, 3,000 feet paved, 4 based aircraft, 2,600 operations per year. This airport is presently used for general aviation and recreation.

Mather Air Force Base

This military air base, located in Sacramento County is included for reference since it has a noise impact on Western El Dorado County. Unfortunately the contours only go down to 60dB(L_{dn}). It must therefore be assumed that the 60dB(L_{dn}) contour extends into portions of El Dorado Hills.

Railroads

Railroad operations in El Dorado County are minor. Figure 4 indicates the full extent of these operations. An increase in rail traffic has not been indicated by either of the rail operators.

FIXED SOURCES

Industrial

Industrial noise sources in El Dorado County are presently limited mostly to lumber mills and mineral quarrying and processing. These industries have been in existence for a number of years and in some cases are non-conforming usespre-dating organized planning in El Dorada County. Unfortunately, many of these operations have been surrounded by somewhat non-compatible residential uses. In order to protect both the industrial base of the community and the residents, the Planning and Environmental Health Divisions of the County are in the process of tabulating noise data on these operations for use in updating the County General Plan.

Industrial noise as it affects the industrial worker is subject to a significant amount of federal and state legislation.

Recreational Areas

The Recreational General Plan (Plate 9) indicates the existing and proposed recreational areas within the County.

Open recreational areas in many cases are the source of noise:

motorboats, snowmobiles, motorcycles, but are also considered to be a noise sensitive area - both the noise source and impact therefore, may occur on the same site.

The number of complaints concerning the noise produced by motorboats on lakes either entirely or partially within the County, have increased in the last few years. This noise problem has become significant in areas where medium to high residential density adjoins a recreational body of water, for example, the Tahoe Keys area on Lake Tahoe.

The California Sate Code regulates the amount of noise a motorboat engine may produce when manufactured and also when operated on any inland body of water. The Code is enforced by the local sheriff or police.


LAKE TAHOE
PLACER COUNTY
GEORGETOWN
EL DORADO COUNTY
ALERVILLE
PLEASANT VALLEY
AMADOR COUNTY
STATE HIGHWAYS
A-E" TRAFFIC COUNT SEGMENTS
SEE FIGURE 2

PLATE I

FIGURE 2

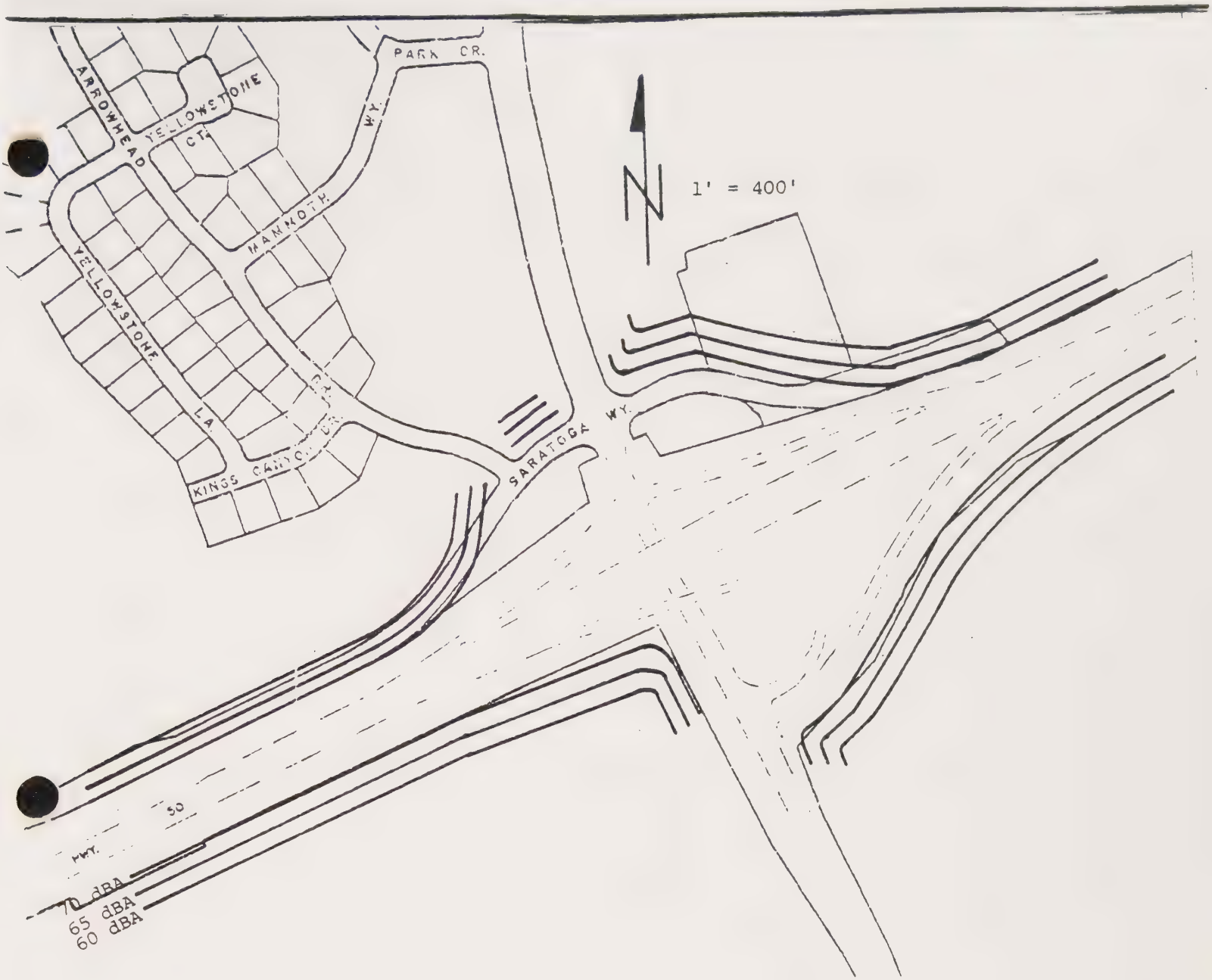
EXISTING AND PROJECTED TRAFFIC VOLUMES - STATE HIGHWAYS

Highway	Segment	ADT Present	ADT 1995	% OF TRUCKS ADT	% OF TRUCKS Daylight Hours	Average Speed[3]	Lanes
49	A	1300	2,800	10	7	45	2
	B	3000	5,900	10	7	45	2
	C	1600	6,000	8	3	50	2
	D	1100	9,300	8	3	55	2
	E	1100	9,900	8	3	45	2
	F	2100	17,400	8	3	40	2
50	G	16,100	45,500	6	1	70	4
	H	15,100	36,900	6	1	70	4
	I	13,400	29,200	6	1	70	4
	J[1]	20,600	32,200	7	2	65	4
	K	13,500	29,200	7	1	65	4
	L	13,700	27,700	9	1	65	4
	M	9,900	20,900	7	1	70	4
	N	8,900	18,100	7	1	60	4
	O	8,400	17,900	7	1	60	4
	P	7,800	16,800	5	1	50	2
	Q	7,800	16,800	5	1	50	2
	R	7,800	17,300	5	1	50	2
	S	8,200	20,800	5	1	50	2
	T[2]	26,800	66,700	5	2	70	2 - 4
89	U	1,300	5,900	2	1	65	2
	V	3,800	9,600	4	2	50	2 - 4
	W	2,000	3,900	4	1	55	2
	X	2,400	3,300	4	1	55	2
193	Y	1,900	3,100	11	5	35	2
	Z	700	3,200	11	5	35	2
	A'	600	1,900	11	7	35	2
	B'	500	1,700	11	7	45	2
	C'	1,000	2,100	11	7	50	2
	D'	1,000	3,400	11	10	40	2
	E'	1,000	7,300	11	10	45	2

1. Includes local traffic on Highway 50 within the City of Placerville.

2. This segment of Highway 50 extends from 0.6 miles east of Meyers, to the Nevada State Line, and includes the traffic on the four lane portion through the City of South Lake Tahoe. It can therefore be assumed that the traffic volumes between Meyers and the City Limits is substantially less. (1974 Cal Trans traffic volumes indicate 13,700 ADT at the South Lake Tahoe City limits, 11,500 at Meyers. Using their growth factor of 2.35, the volume for 1995 approximates to 29,600 ADT.)

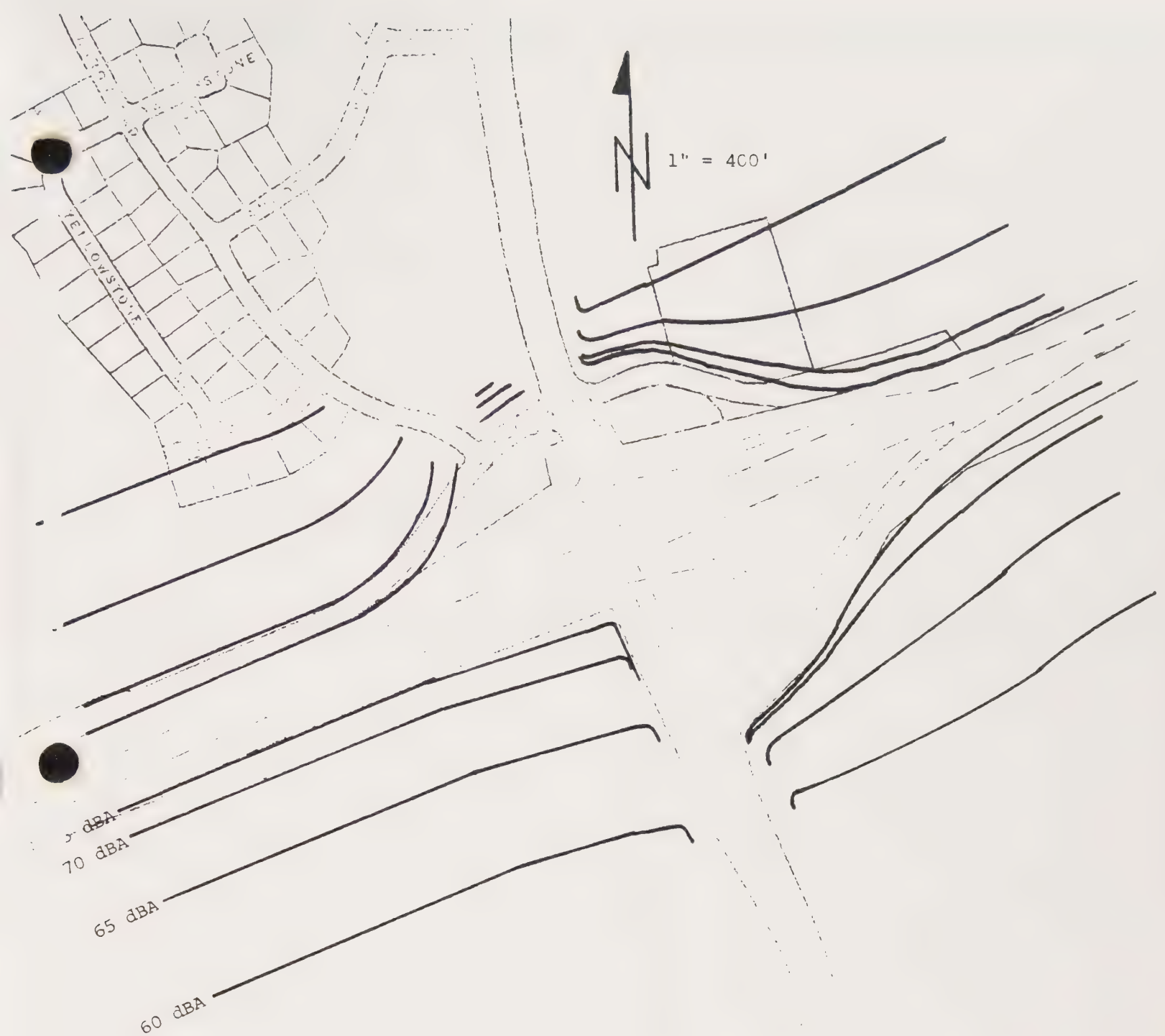
3. Subsequent to this information being provided to the County, the maximum speed limit in California was lowered to 55 m.p.h.



NOISE CONTOURS - U.S. HIGHWAY 50 AT EL DORADO HILLS (Segment G)

Existing Volume (1973) 16,100 ADT

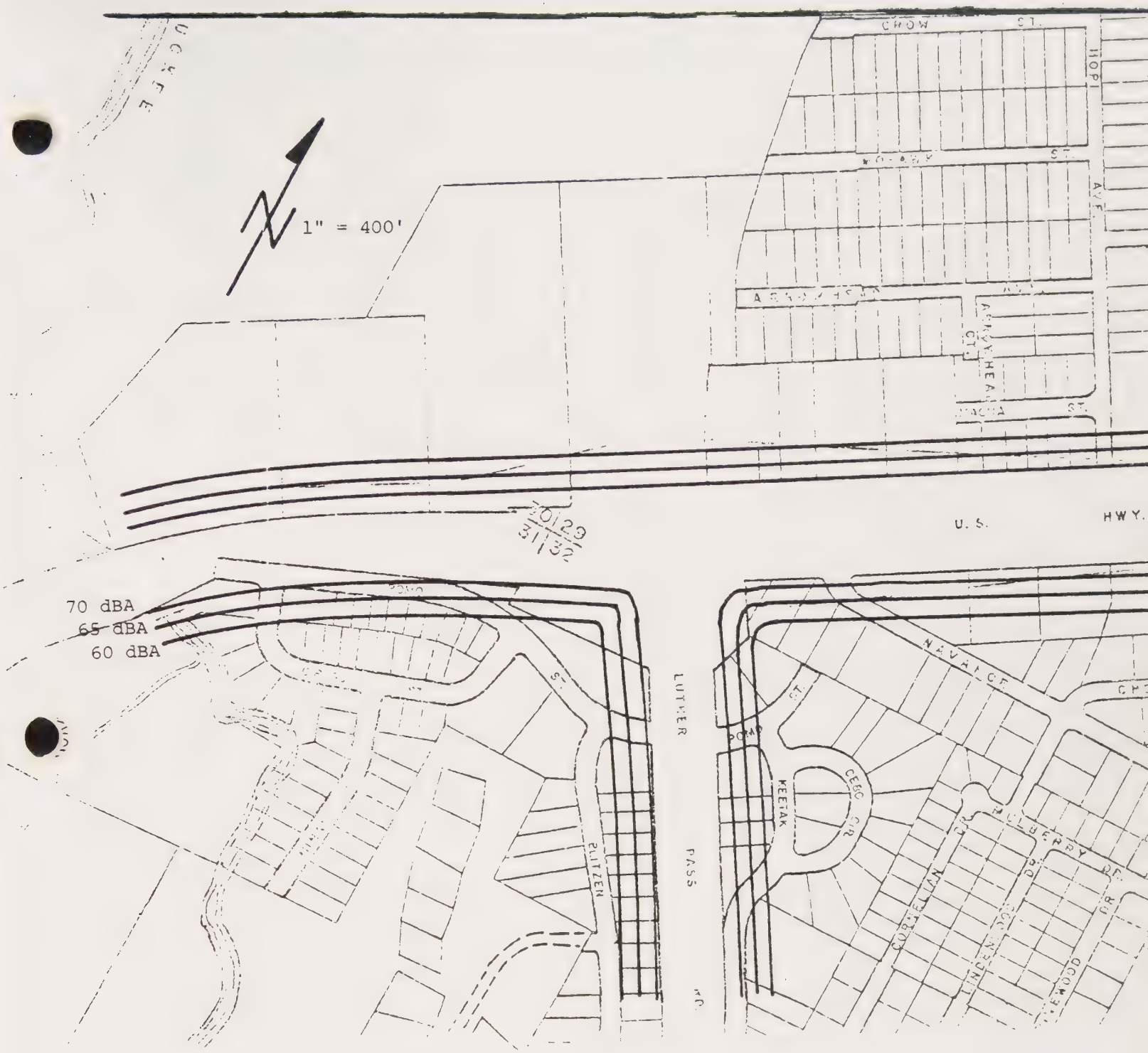
PLATE 2A



NOISE CONTOURS - U.S. HIGHWAY 50 AT EL DORADO HILLS (Segment G)

Projected Volume (1995) 45,500 ADT

PLATE 2B



NOISE CONTOURS - U.S. HIGHWAY 50 AT HIGHWAY 89 (Segment S)

Existing Volume (1973) 8,200 ADT

Projected Volume (1995) 20,800 ADT

PLATE 3

S - Satellite Station

C - Cordon Station

EL DORADO COUNTY
SELECTED ROADS FROM THE
ANNUAL A. D. T. 1975 REPORT

January 28, 1976

ROAD NAME	ROAD #	MILE POST	DESCRIPTION	STA-TION	A. D. T. PEAK HOUR	A. D. T. ANNUAL
Cambridge Road	306		Between Archwood Road and Knollwood Drive	S		1,043
Cameron Park Drive	200		600 feet North of Hacienda Road	S		2,406
Durock Road	341	10-0.28	500 feet West of Lime Plant Road	S		738
El Dorado Hills Blvd.	219	1-14.27	500 feet North of St. Andrew's Drive	S		1,443
Fort Jim Road	85		West end - 300 feet South of Newtown Road	S		325
Jim Valley Road	161		50 feet West of Fort Jim Road	S		270
Lake Tahoe Boulevard	2204		100 feet East of Sawmill Road - Eastbound	S		1,778
Latrobe Road	18	1-2.93	200 feet East of South Shingle Road	C	47	419
Meder Road	135	13-2.29	700 feet West of Ponderosa Road	S	55	561
Mt. Aukum Road	78		At D'Agostini Spillway	S		390
Mother Lode Drive	240	10-2.85	100 feet West of Buckeye Road	S		2,780
Newtown Road	84	21-17.00	300 feet West of Pioneer Hill Road	C	77	821
North Shingle Road	6	7-0.55	East of Ponderosa Road	C	113	1,229
Pioneer Trail	114		Near High Meadows Trail	S	309	3,633
Pleasant Valley Road	77	15-5.95	200 feet West of Oak Hill Road	C	288	3,131
Ponderosa Road	5		.5 mile North of High School	S	52	440
Ponderosa Road	5		.25 mile South of High School	S	241	2,172

FIGURE 3

S - Satellite Station

C - Cordon Station

EL DORADO COUNTY
SELECTED ROADS FROM THE
ANNUAL A. D. T. 1975 Report

January 28, 1976

ROAD NAME	ROAD #	MILE POST	DESCRIPTION	STA-TION	A. D. T. PEAK HOUR	A. D. T. ANNUAL
Salmon Falls Road	39	1-21.39	South of American River Bridge	C		299
Sly Park Road	90		400 feet East of Mormon Emigrant Trail	S		753
Snows Road	33		200 feet North of Newtown Road	S		350
Wentworth Springs Road	63		.25 mile West of Quintette	S		448

FIGURE 3 Page 2

FIGURE 4

RAILROAD OPERATIONS

Southern Pacific

Route: Sacramento to Placerville

Schedule: Two trains per day (1 round trip)

Night Operations: None

Helper Engines: None

Maximum Speed: 20 MPH

Michigan - California Lumber Company

(Camino, Placerville and Lake Tahoe R.R.)

Route: Placerville to Camino

Schedule: Two trains per day (1 round trip - 3 days per week)

Night Operations: None

Helper Engines: None

Maximum Speed: 10 MPH

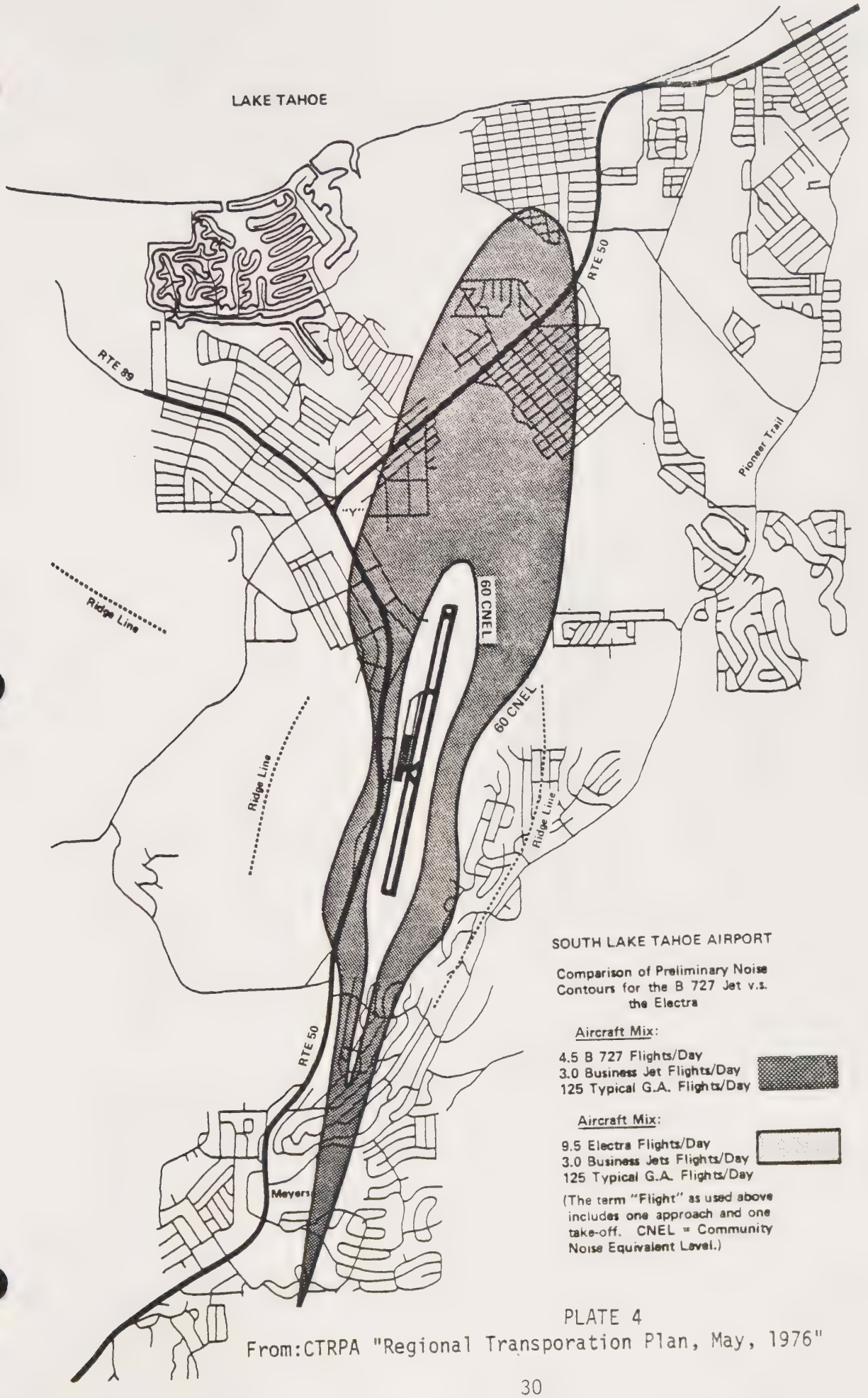
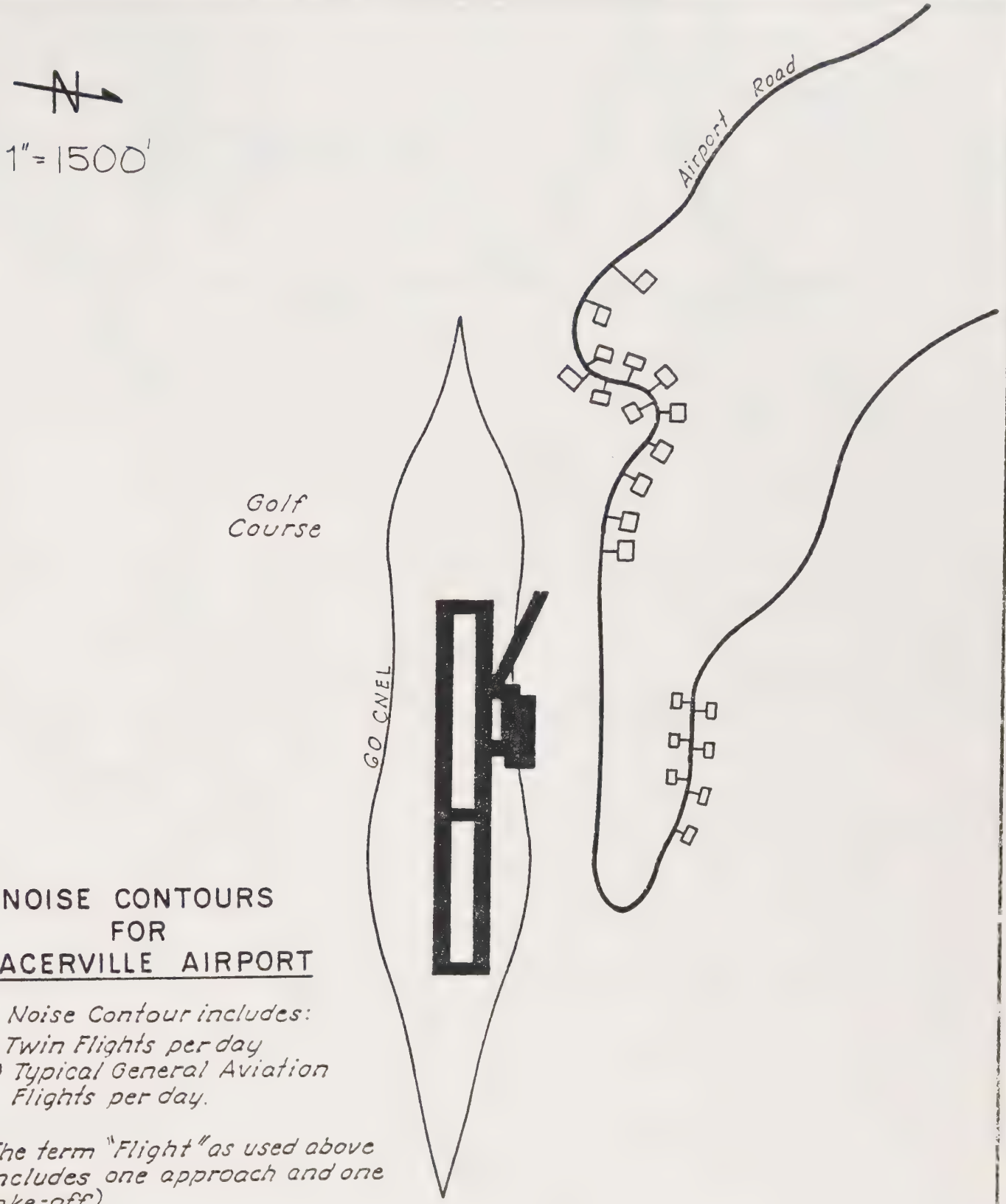


PLATE 4

From:CTRPA "Regional Transporation Plan, May, 1976"

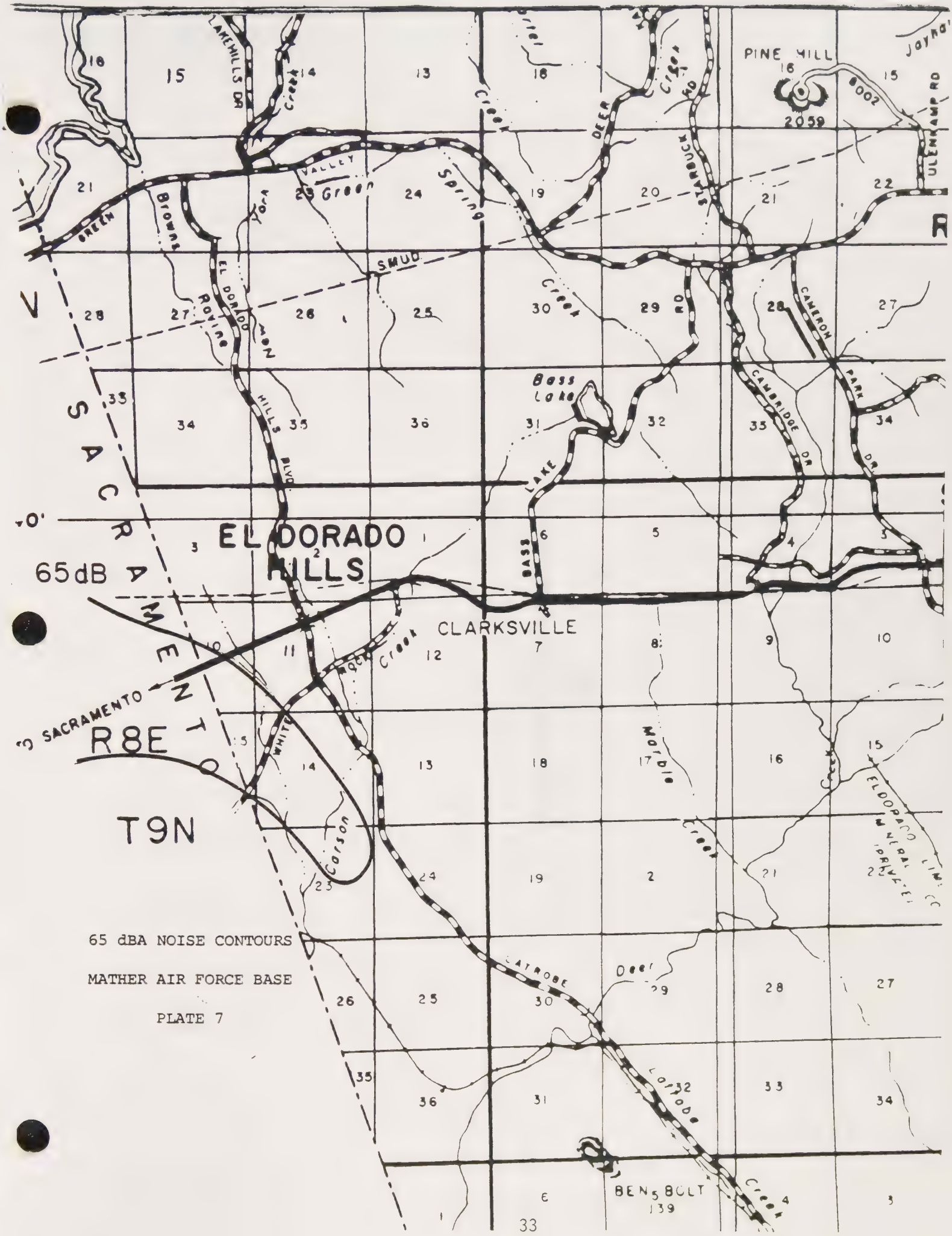


NOISE CONTOURS FOR PLACERVILLE AIRPORT

The Noise Contour includes:
8 Twin Flights per day
50 Typical General Aviation Flights per day.

(The term "Flight" as used above includes one approach and one take-off)
CNEL = Community Noise Equivalent Level.

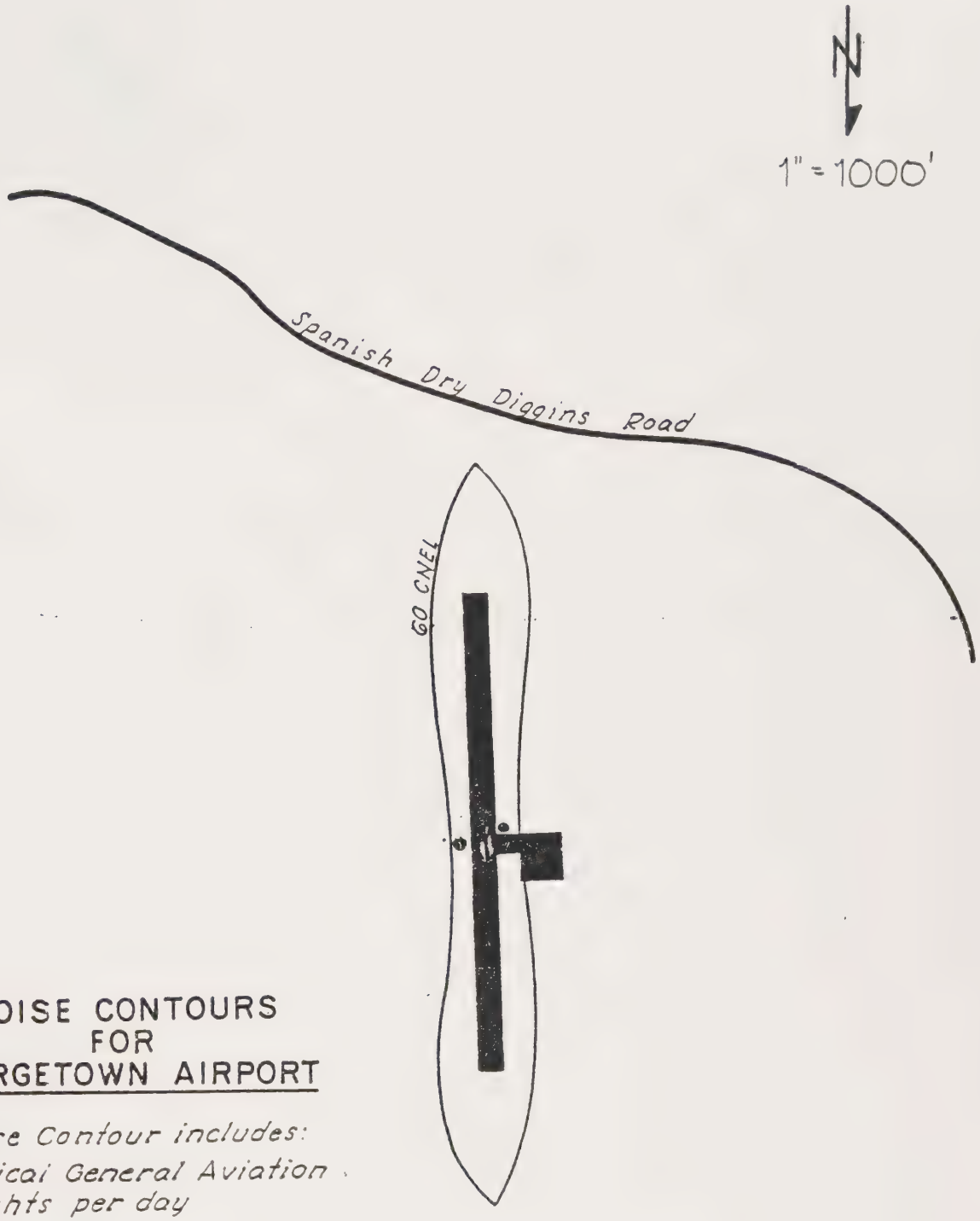
PLATE 5



65 dBA NOISE CONTOURS

MATHER AIR FORCE BASE

PLATE 7



NOISE CONTOURS FOR GEORGETOWN AIRPORT

The Noise Contour includes:

10 Typical General Aviation Flights per day

The term "Flight" as used above includes one approach and one take-off.

CNEL = Community Noise Equivalent Level

PLATE 6

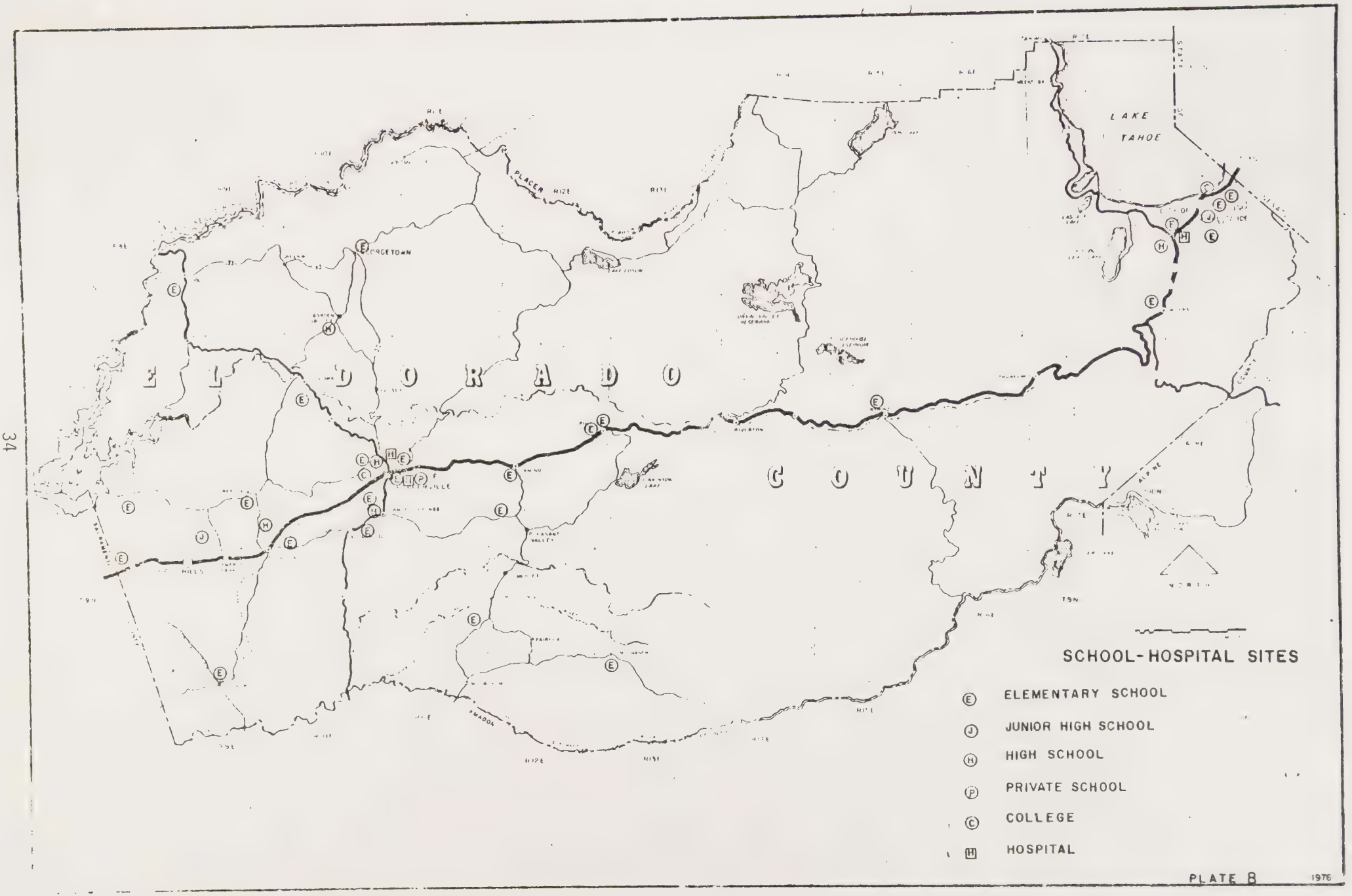

LAKE
TAHOE
PLACER
EL DORADO
COUNTY
GEORGETOWN
PLACERVILLE
AMADOR
NORTH
SCHOOL-HOSPITAL SITES
ELEMENTARY SCHOOL
JUNIOR HIGH SCHOOL
HIGH SCHOOL
PRIVATE SCHOOL
COLLEGE
HOSPITAL

PLATE 8 1976

SECTION V

NOISE SENSITIVE AREAS

Hospitals

El Dorado County presently has two major hospitals and several small convalescent hospitals and rest homes. One of the major hospitals (Barton Memorial) is located within the City of South Lake Tahoe. The other (Marshall Hospital) is in the City of Placerville.

Schools

Plate 2 indicates the location of the schools within El Dorado County. The Recreational General Plan (1969) (Plate 9) shows, in addition, proposed school sites.

Churches

There are approximately 48 churches of various denominations in El Dorado County, 32 on the western slope and 16 in the Tahoe Basin. Present County Ordinance requires a special use permit for the establishment of a church, but as with industrial sites, many are non-conforming uses.

COMMUNITY NOISE EXPOSURE INVENTORY

Introduction

The background noise level in El Dorado County is very low due to the general rural nature of a majority of the County. The noise problem is therefore one of intrusive noise in this relatively quiet background, rather than a continuous high level sound. Noise, which in an urban area would go unnoticed, on many occasions brings complaints from the adjacent residents.

The purpose of this document is to approximate the number of residents exposed to noise levels in excess of 60dBA(L_{dn}) or (CNEL) from the three sources felt to be significant: industrial sites, airports and highways and roads.

INDUSTRIAL SITES

The industrial sites existing within the County have, in the past, been a source of some complaints. In nearly all cases, these complaints are caused by intrusive noise rather than a continuous high noise level. Most of the industrial sites within the County with the potential to create noise, mines, mills, etc., are in relatively rural areas where the background noise level is low.

It is estimated by the Planning Division that fewer than 20 persons reside within the 60dBA(L_{dn}) noise contours of the industrial sites within the County. Where an existing industrial operation has been within the boundaries of a recently adopted plan, the adjacent lands have been placed in larger acreage designations to protect both the industry and the future residents.

SECTION VI

DESIRED MAXIMUM LEVELS IN LAND USE AREAS

The Noise element of the General Plan is an element which imposes additional features upon basic elements such as Land Use, Open Space, and Conservation. It is designed to provide supplementary control guides to such basic elements.

The following are standards proposed to be applied to basic element plans for noise controls related to the various general uses of land.

Land Use Classification	Maximum Sound, dB(A)
Residential, rural-suburban:	
10 PM to 7 AM	40
7 AM to 10 PM	45 - 50
Residential, suburban:	
10 PM to 7 AM	40
7 AM to 10 PM	50 - 55
Residential, low density urban:	
10 PM to 7AM	50
7 AM to 10 PM	55 - 60
Residential, medium, high density:	
10 PM to 7 AM	55
7 AM to 10 PM	60
Commercial zones, districts:	
10 PM to 7 AM	60
7 AM to 10 PM	65
Industrial zones, districts:	
24 hours	70 - 75

Footnote: In certain noise sensitive areas these levels may need to be adjusted downward.

These standards are intended to be applied with careful attention to the particular County area conditions, such as size and development and expansion area, mixture of uses and spacing for mixed uses, and present ambient levles.

The following are summarized noise level standards established by the Department of Housing and Urban Development for residential mortgaging estimates, construction projects and new housing.

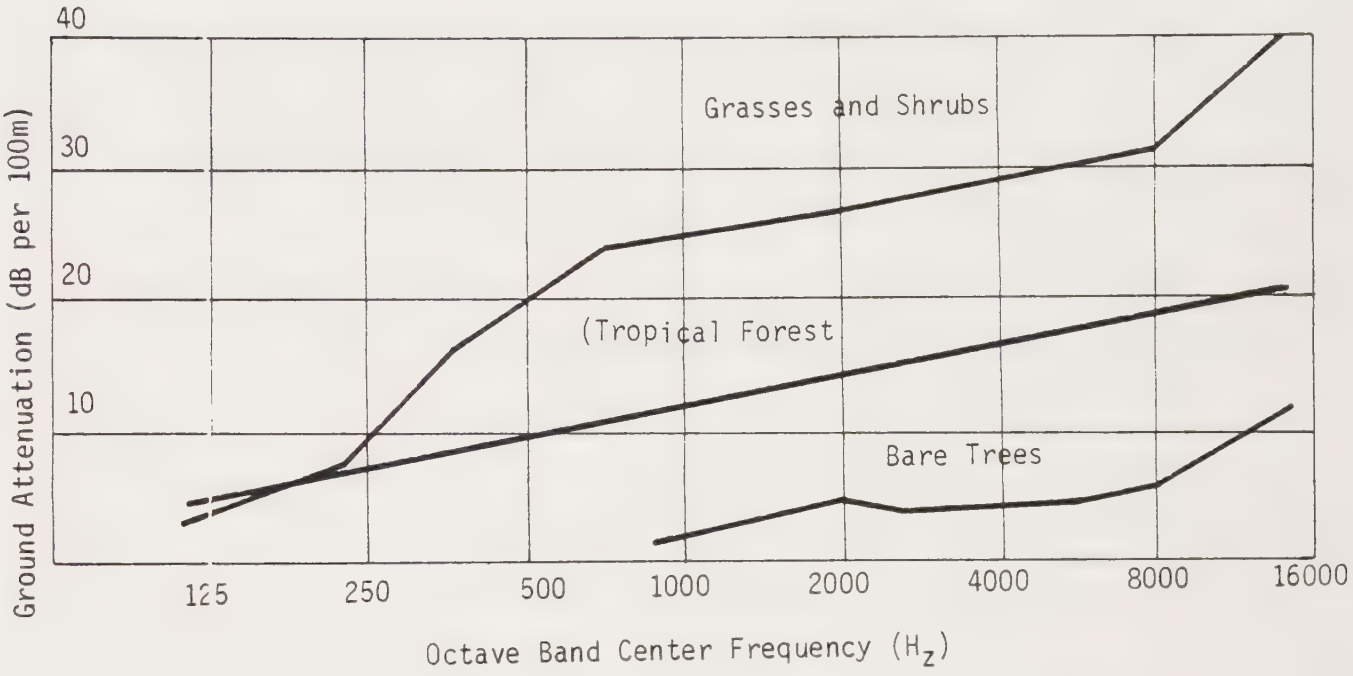
General External Exposures, db (A)

1. Unacceptable:
   a. Exceeds 80, 60 min. per 24 hours.
   b. Exceeds 75, 8 hours per 24 hours.
2. Discretionary, Normally Unacceptable:
   a. Exceeds 65, 8 hours per 24 hours.
   b. Loud repetitive sounds on site.
3. Discretionary, Normally Acceptable:
   a. Does not exceed 65 more than 8 hours per 24 hours.
4. Acceptable:
   a. Does not exceed 45 more than 30 minutes per 24 hours.

Because the foregoing HUD standards also apply the FHA financing of residential housing, they must be given particular attention and be related closely to the preceding land use classification standards in the application of noise controls.

Ground Effects

In addition to geometrical attenuation, outdoor noise also attenuates due to absorption by the ground. Ground absorption depends on the ground covering and on the heights of the source and the receiver. The following curves give a good approximation of the attenuation capacities of various types of ground covers. It is evident that shrubbery provides much greater attenuation capability than do trees.



A different effect is referred to as ground vibration. In this ground effect, noise is transmitted through the ground, as from railroad tracks, to nearby structures. Such ground vibrations cause structural vibrations in the building which will then generate noise, usually a low-frequency rumbling.

Attenuation of Sound

As a sound wave moves out from its source, it diminishes in its intensity due to many factors. It is absorbed in the air and other media, scattered by small obstacles, reflected by solid barriers and has its direction altered by wind and temperature gradients in the air.

While the degree of absorption, scattering and reflection are dependent on the wavelength and, hence, on the frequency of the sound,general observations are made regarding these attenuation characteristics.

Geometrical Attenuation

One of the more important aspects of sound wave propagation is the geometrical attenuation due to the spreading of the wave front. This concept is easily portrayed by the action of water when a stone breaks its plane. The small waves, comparable to sound waves, may be seen spreading from the stone (the noise source) and weakening as their energy (pressure level) is absorbed by the water (air or other media). The sound pressure level is inversely proportional to the square of the distance from the source and the sound pressure level decreases by 6 dB with each doubling of distance from the source due to geometrical attenuation.

For a line source, such as a steady stream of traffic, the sound pressure level decreases by 3 dB with each doubling of distance fron the source.

The difference in attenuation is due to the spherical radiation pattern in the first case and the cylindrical front in the latter instance.

Absorption in Air

For distances of less than 100 meters, noise attenuation by absorption in the air is generally unimportant. It can be an important consideration in aircraft noise abatement, however. The attenuation increases with relative humidity but additional factors such as fog, snow or rain do not have any additional significant effect. Higher frequencies are attenuated much more strongly than lower frequencies. With relative humidity of 60%, high frequency noise ("white noise") is absorbed at the rate of 3 dB per 100 meters. A good example of this absorption of high frequency noises is thunder; if the lightening sources is close, the resultant thunder is a resounding crack; through air absorption distant thunder is reduced to a low frequency as the high frequency content has been attenuated.

Barriers

When a sufficiently solid barrier is placed between a noise source and receiver, the sound reaches the receiver only by diffraction around the barrier. The specific amount of noise reduction is dependent on a number of factors: nature of the source (point, line), relative location of source and receiver, and frequency of the sound. A reduction of approximately 24 dB is obtained for high frequency noise when both receiver and source are reasonably close to the barrier. This reduction decreases if the frequency is reduced or when the source or receiver is moved further apart.

This concept may be applied when faced with a traffic-residential noise interface. Measurements have indicated that a reduction in highway noise of 15 dB to 20 dB may be achieved by the use of barriers or buildings. The number of rows of additional buildings have shown to significantly reduce the noise further; the first row serves as the barrier and subsequent rows do not have a significant effect.

Transmission Loss

The sound-insulating capability of a wall is described by its transmission loss (TL) capacity. TL denotes the drop in sound pressure level from the source side to the receiver side of the wall. Sound insulation is greater at higher frequencies and progressively poorer as lower frequencies are encountered.

Where the wall contains a window, vent, door or other opening, the insulating capacity of the wall is lowered, and similarly, the TL is decreased. The following chart shown TL variations based on several circumstances:

Reduction of TL due to Windows

Type of Structure	Windows Open	Windows Closed (single pane)	Windows Closed (double pane)
Light Frame	10 dB	20 dB	30 dB
Masonry	10 dB	25 dB	35 dB

SECTION VIII

IMPLEMENTATION

Recommendations

There are a number of ways to control or manage noise so as to limit its impact on the environment. There are three components which should be investigated for potential abatement measures: the source, the path and the ultimate receiver. Depending on the situation, steps taken at one or more of these points may significantly reduce the noise impact. It may be necessary to manipulate the following recommendations to fit the particular circumstance at hand.

Abatement at the Source

Mobile Sources

1. Improve road surfaces (widening, paving)
2. Reduce traffic speed in areas where noise sensitive uses exist
3. Restrict truck traffic in areas where noise sensitive uses exist
4. Reduce traffic volume
5. Encourage enforcement of requirements as established by State and Federal law pertaining to noise emissions.

Fixed Sources

Industrial

1. Partially or completely enclose noisy machines
2. Redesign equipment to incorporate noise reduction techniques (nylon or plastic gears rather than metal, pad vibrating housing)
3. Replace noisy machines with quieter machines
4. Regulate hours of operation for noise generating machinery

Abatement Within Path

Mobile Sources

1. Incorporate depressed highways in highway planning and design
2. Encourage roadside barriers in combination with landscaping
3. Limit grades
4. Utilize the attenuation characteristics of open space

Fixed Sources

1. Require screening techniques in combination with landscaping
2. Require open space between the source and receiver to allow for sound reduction prior to reception (air absorbs sound at the approximate rate of 3 dB per 50')
3. Use baffling structures at property lines to reduce or disperse sound

Abatement at Receiver

Mobile and Fixed Sources

1. Require through the Building Code, sufficient insulation from exterior noise.
2. Plan future development to insure maximum separation between noise generators and noise sensitive uses.
3. Take advantage of natural barriers (i.e., existing building, trees or shrubbery, hills)
4. Provide for compatible use of land adjacent to heavily traveled highways.
5. Consider mansonry barriers of fences where existing or proposed land use is adjacent to a highway, factory, etc.

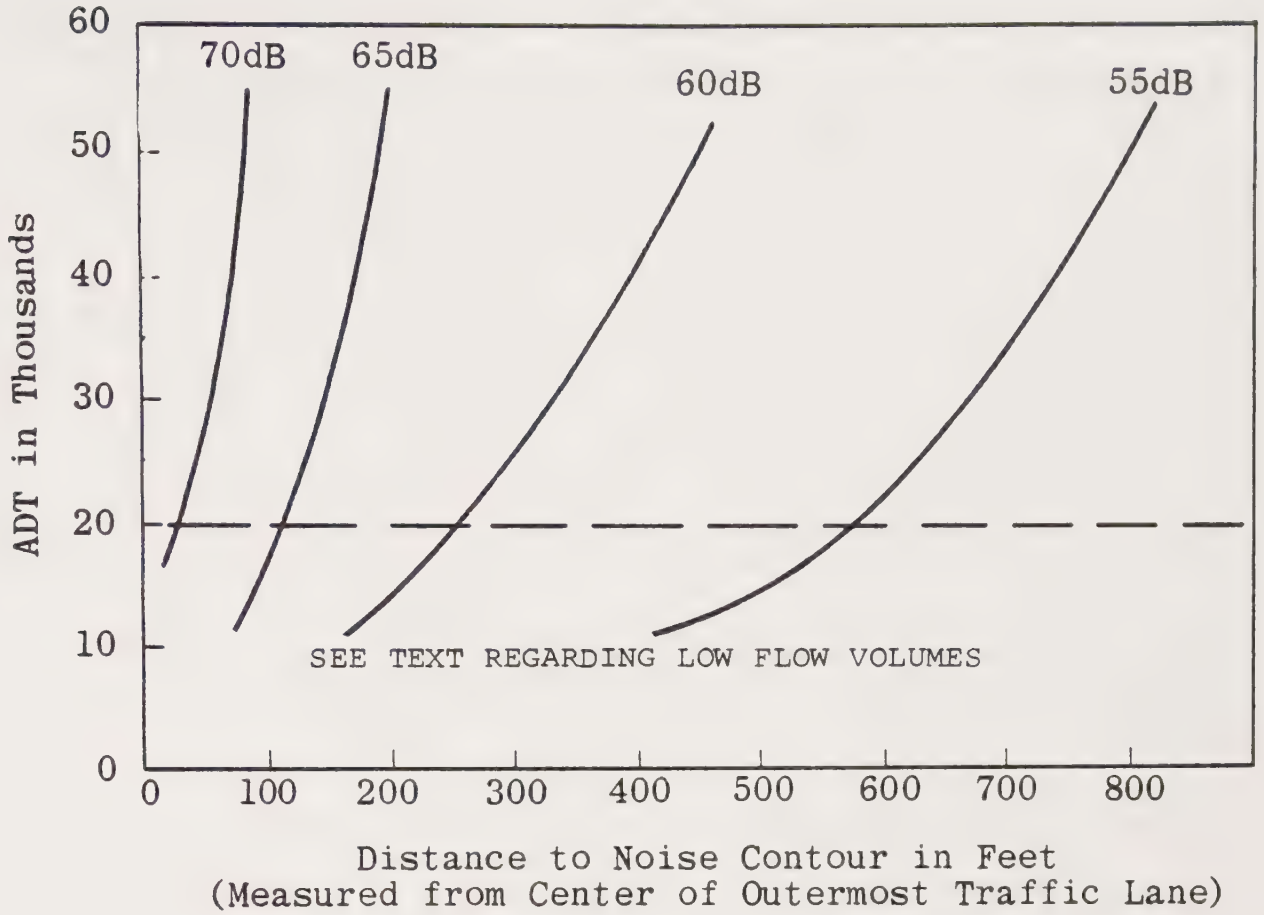
Abatement Recommendations for Airports

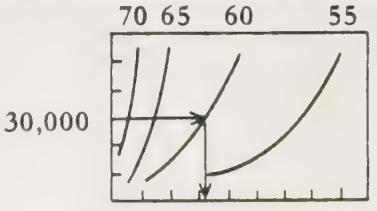
Source: Department of Aeronautics, Business Regulations, Title 4, Subchapter 6, Noise Standards

1. Encourage use of the airport by aircraft classes with lower noise level characteristics and discourage use by higher noise level aircraft classes;
2. Encourage approach and departure flight paths and procedures to minimize the noise in residential areas;
3. Plan runway utilization schedules to take into account adjacent residential areas, noise characteristics of aircraft and noise sensitive time periods;
4. Reduce the flight frequency, particularly in the most noise sensitive time periods and by the noisier aircraft;
5. Employ shielding for advantage, using natural terrain, buildings, etc., and;
6. Develop a compatible land use within the noise impact boundary.
7. The restriction of land use within the undesirable noise contours of an airport should be a major consideration in the development of a land use plan.

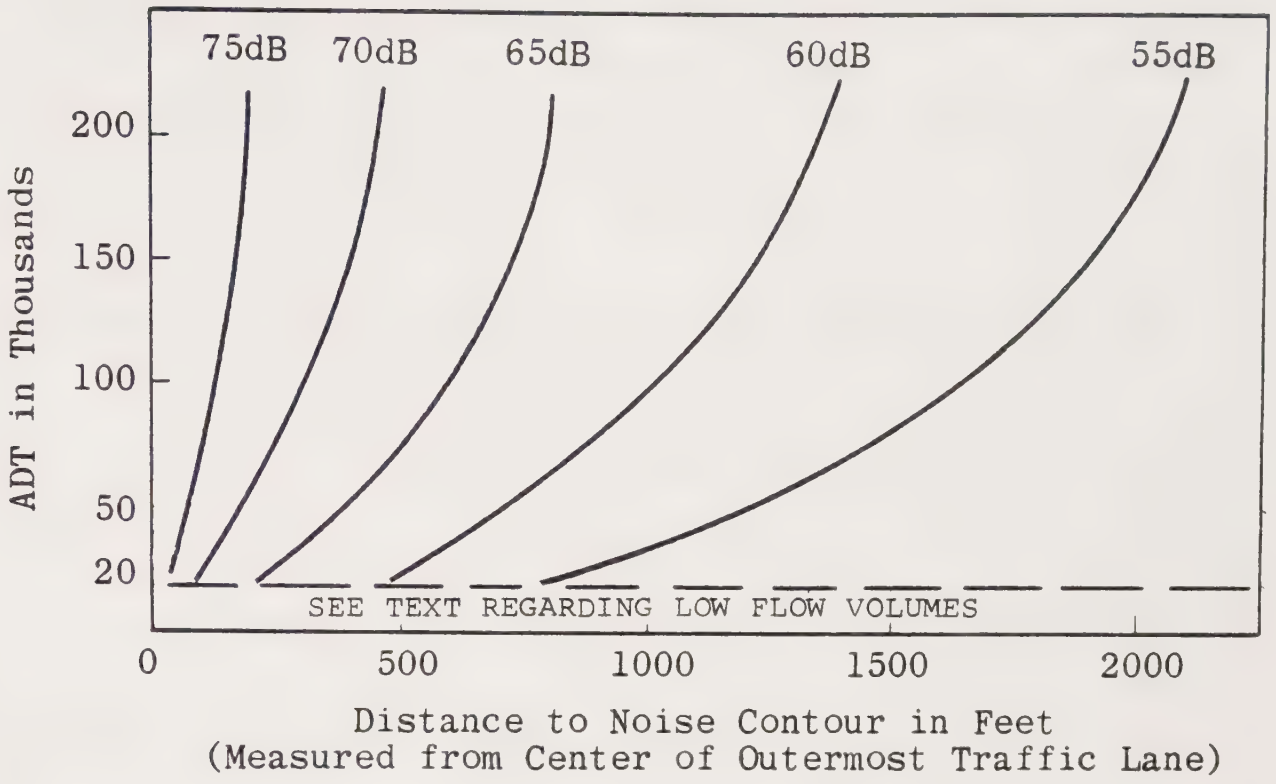
APPENDIX A

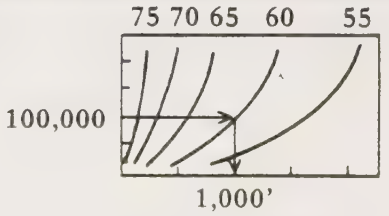
NOISE CONTOUR NOMOGRAPHS



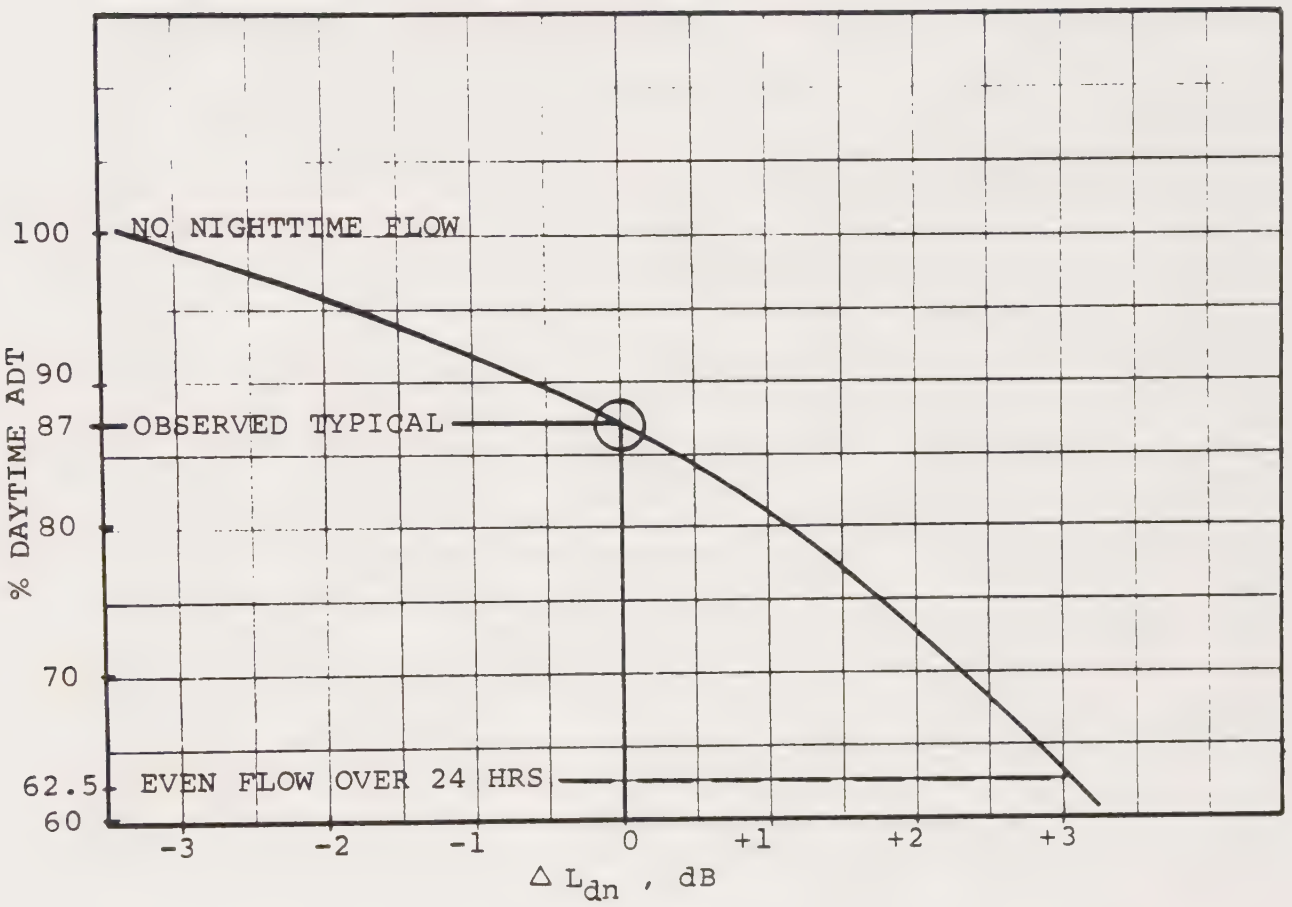
L_{dn} Noise Contours for Low Speed Arterials	
Traffic Flow Parameters	Example
Day Night Split: 87% - 13% Percent Heavy Trucks: 4% Typical Speeds: 35-45 mph Roadway Configuration: 2 or 4 lanes	 ADT = 30,000 yields: 60dB at 330 feet

TRAFFIC NOISE NOMOGRAM FOR LOW SPEED ARTERIALS.



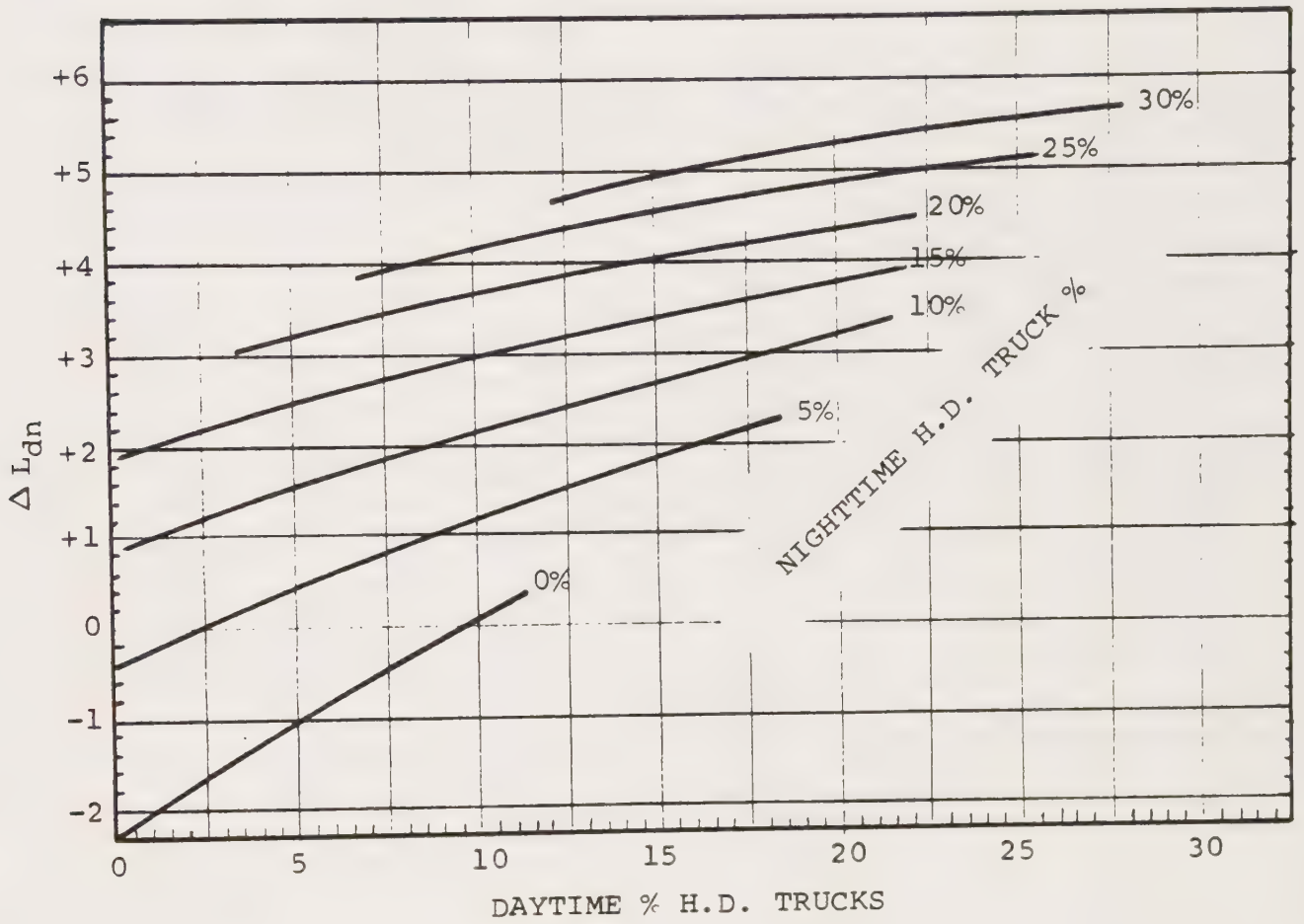
L_{dn} Noise Contours for High Speed Highways and Freeways	
Traffic Flow Parameters	Example
Day Night Split: 87% - 13% Percent Heavy Trucks: 10% Typical Speeds: 55-65 mph Roadway Configuration: 6 to 8 lanes	 ADT = 100,000 yields: 60dB at 1,000 feet

TRAFFIC NOISE NOMOGRAM FOR HIGH SPEED HIGHWAYS AND FREEWAYS.

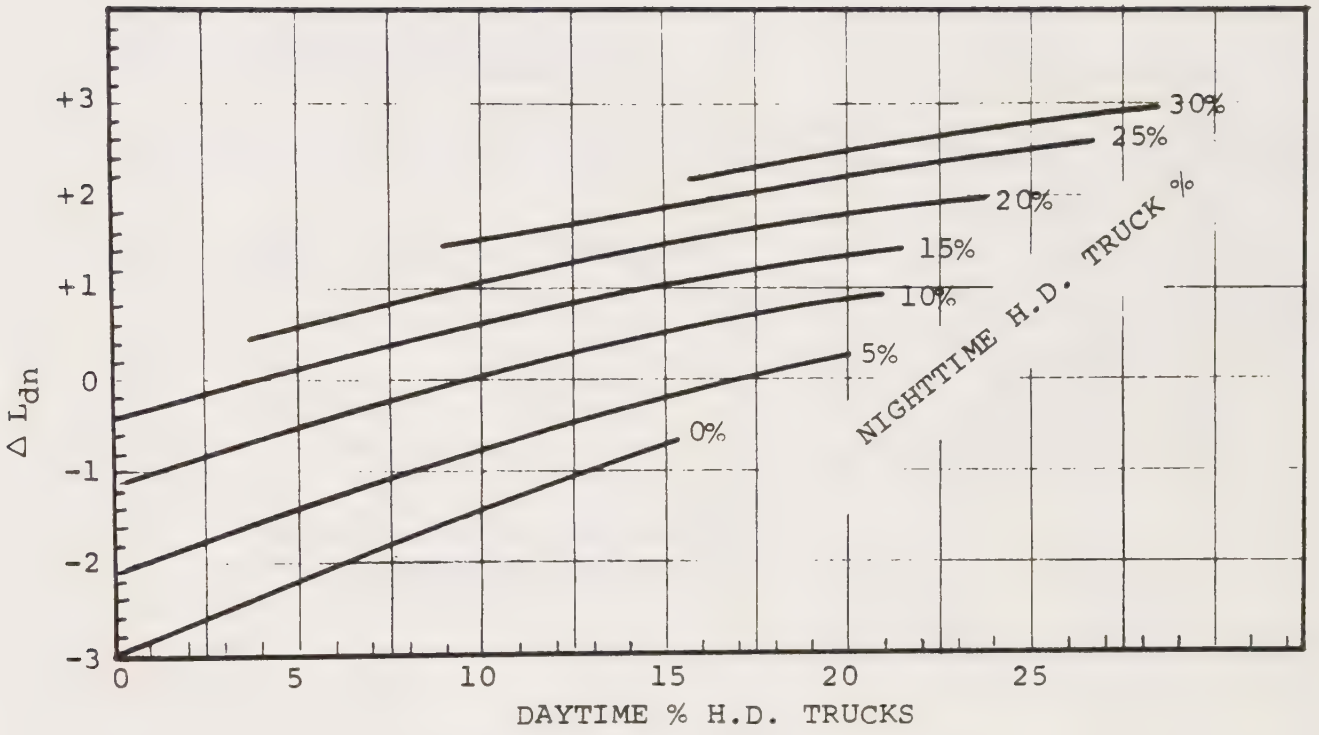


ADJUSTMENTS FOR VARIATION IN DAY/NIGHT FLOW DISTRIBUTION

ADJUSTMENT FOR VARIATION IN DAY AND NIGHT
HEAVY TRUCK PERCENTAGE - LOW SPEED HIGHWAYS



ADJUSTMENT FOR VARIATION IN DAY AND NIGHT
HEAVY TRUCK PERCENTAGE - HIGH SPEED HIGHWAYS



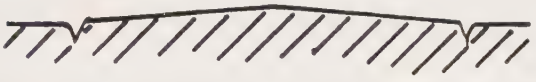
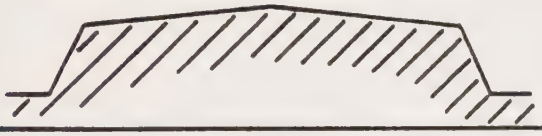
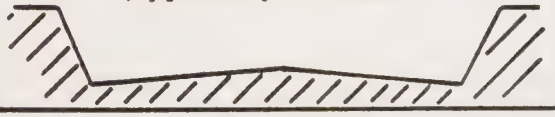
HIGHWAY TRAFFIC NOISE WORKSHEET

Step 1. Traffic Flow Data

ADT	:	_____	Vehicles/24 hours
Daytime % of Traffic Flow	:	_____	Vehicles/Daytime
Daytime % of Heavy Duty Truck Flow	:	_____	Trucks/Day
Nighttime % of Heavy Duty Truck Flow	:	_____	Trucks/Night
Average Vehicle Speed	:	_____	MPH
Number of Traffic Lanes	:	_____	Lanes
Highway Elevation Relative to Sideline Terrain	:	_____	Feet
Distance to Site (Measured from Center Line of Closest Traffic Lane)	:	_____	Feet

	Low Speed	High Speed
Step 2. General Highway Classification		
• Low Speed 35 - 45 mph	Figure 1	
• High Speed 55 + mph		Figure 2
Step 3. Nominal L_{dn} corresponding to ADT in Step 1 at specified distance.		
Step 4. Adjustment for Daytime % of traffic flow: Use Figure 3 if other than 87%.		
Step 5. Adjustment for Variation in Day/Night Heavy Truck Volume %		
• Low Speed: If not constant 4%, use Figure 4		
• High Speed: If not constant 10%, use Figure 5		

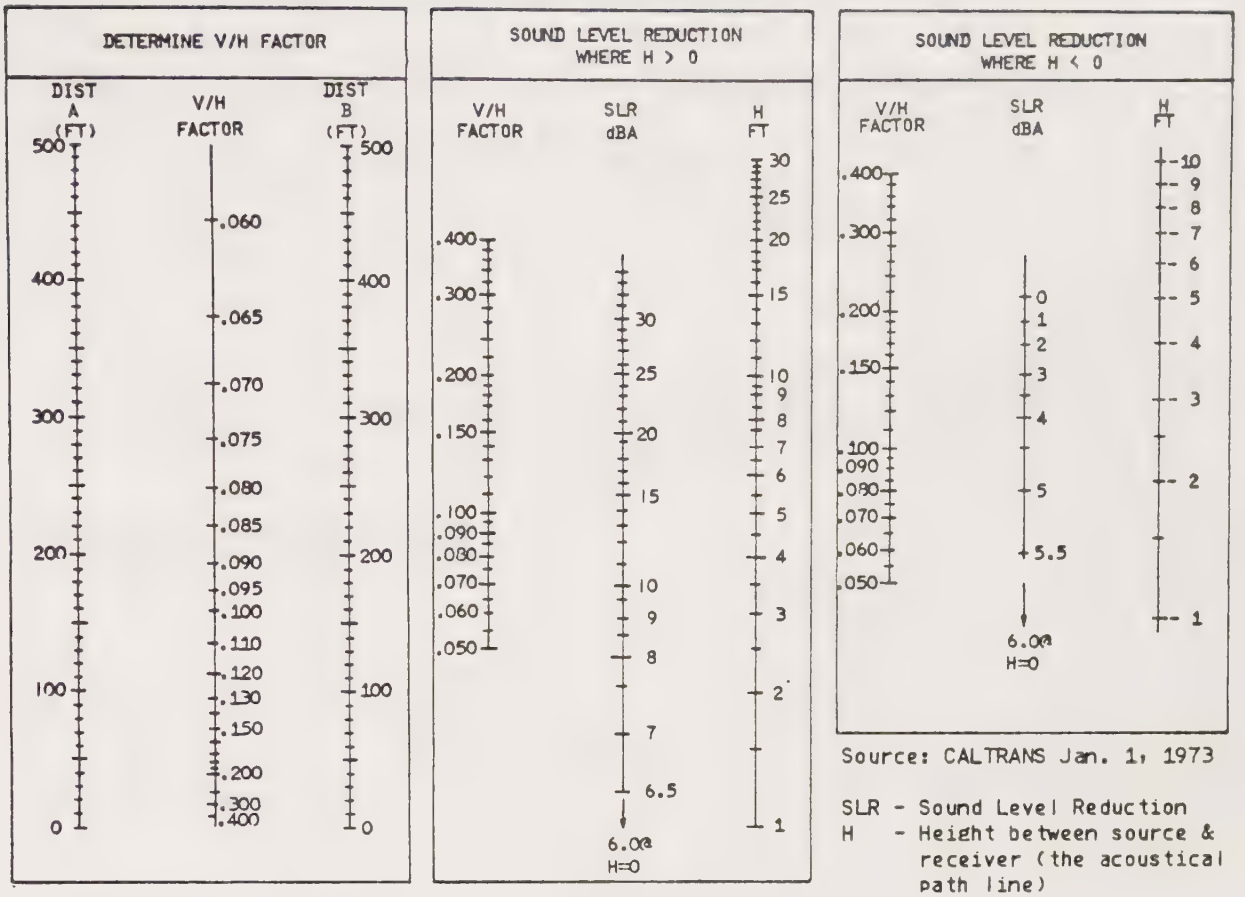
HIGHWAY TRAFFIC NOISE WORKSHEET (Continued)

	Low Speed	High Speed
Step 6. Adjustment for Vehicle Speed - Low Speed Only 35 mph Average Speed: Add 0 dB 45 mph Average Speed: Add + 2 dB		
Step 7. Number of Traffic Lanes		
6-8 Lanes (Low Speed) : - 1 dB		
2-4 Lanes (High Speed): + 2 dB		
Step 8. Correction For Relative Highway Elevation		
Highway Configuration / Noise Exposure Adjustment at Specific Distance		
Highway at Grade 		
Elev. Highway (Typically 30 ft)  -6 @ 100' -2 @ 200' 0 > 300'		
Depressed Highway (Typically 30 feet)  -6 > 100'		
Step 9. Adjusted L_{dn} Contour Value at Site Location		
Step 10. Required Dwelling Isolation	- 45 dB	- 45 dB

APPENDIX B

NOISE BARRIER ATTENUATION NOMOGRAPHS

NOISE BARRIER ATTENUATION NOMOGRAPH

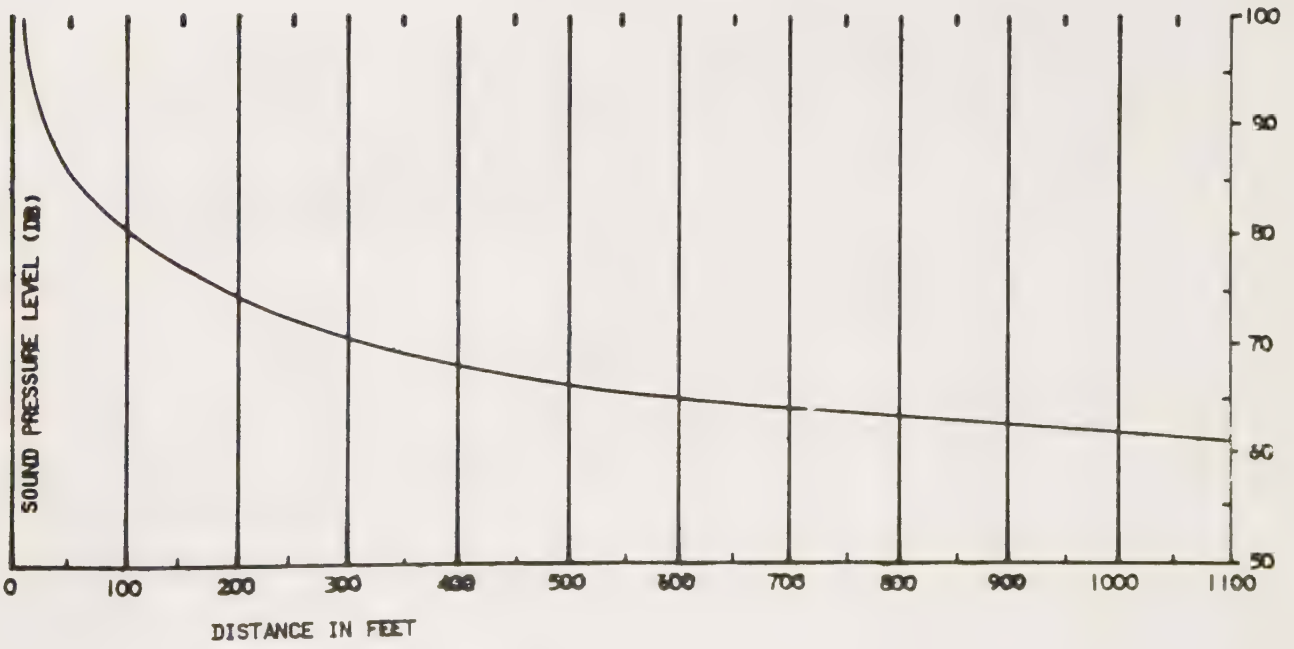


Source: CALTRANS Jan. 1, 1973

SLR - Sound Level Reduction
H - Height between source & receiver (the acoustical path line)

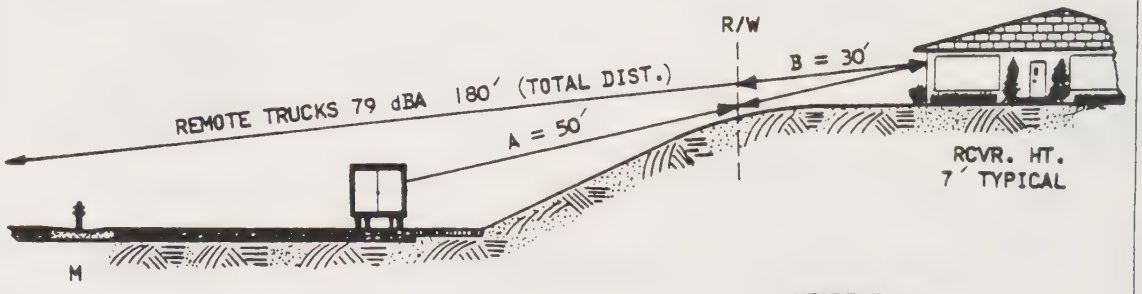
(cross ref. Noise Nomographs on following pages)

NOISE REDUCTION WITH DISTANCE
(Due to Inverse Square Law)



USING THE NOISE NOMOGRAPH ON DEPRESSED HIGHWAYS

CONVENTIONAL DESIGN



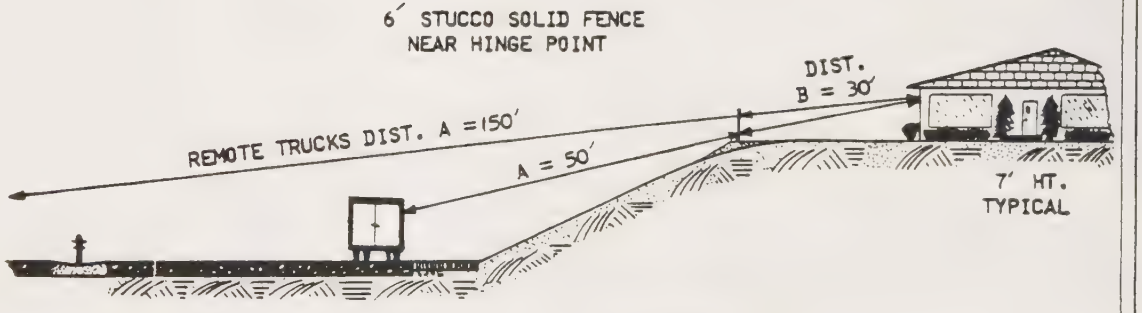
(MEDIAN TYPICAL L.A. OR S.F.)

LEGAL MAX. TRUCK NOISE 80 = 86.0 dBA
SLR SOUND LEVEL REDUCTION = -3.5
NOISE AT RESIDENCE 82.5 dBA = NEAREST TRUCKS

NEAREST TRUCKS

V/H = .200
H = -2′
SLR = 3.5 dBA

SHIELDED DESIGN



REMOTE TRUCKS		NEAREST TRUCKS	
V/H = .135	79.0 dBA	86.0 dBA	V/H = .200
H = 2	-10.5 SLR	-18.7 SLR	H = 5
SLR = 10.5	68.5 dBA	67.3 dBA	SLR = 18.7 dBA

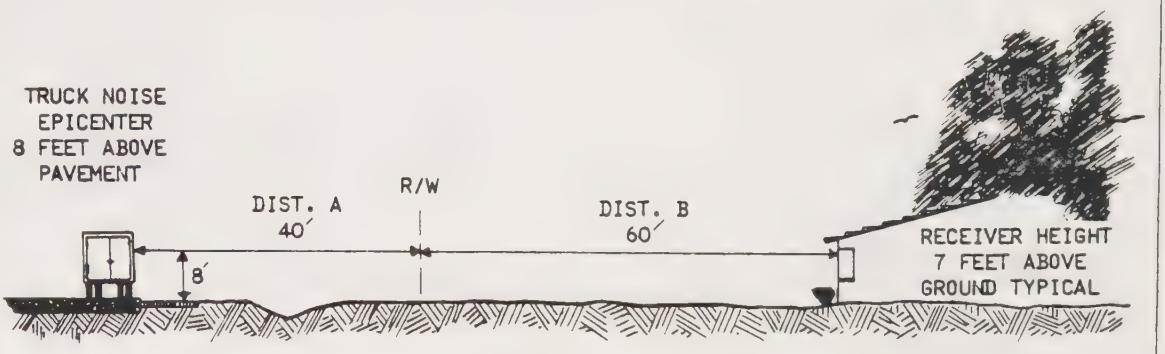
SOURCE: CALIFORNIA DEPARTMENT OF TRANSPORTATION

GRAPHICS BY TULARE COUNTY PLANNING DEPARTMENT

From: TULARE COUNTY PLANNING DEPARTMENT "Noise Element 1975"

USING THE NOISE NOMOGRAPH ON HIGHWAYS IN FLAT TERRAIN

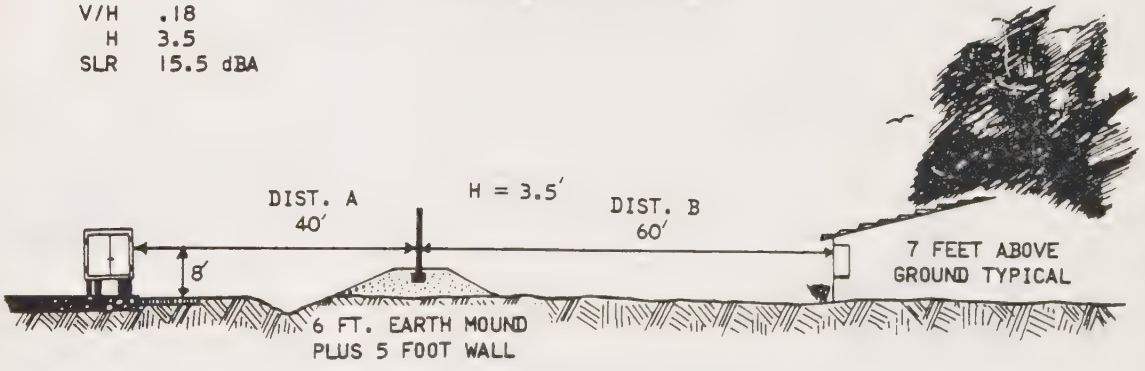
CONVENTIONAL DESIGN



LEGAL MAX. FROM A FULLY EXPOSED TRUCK	84 dBA (100')
SOUND LEVEL REDUCTION	0
NOISE AT RESIDENCE	84dBA

SHIELDED DESIGN

V/H .18
H 3.5
SLR 15.5 dBA



LEGAL MAX. FROM A FULLY EXPOSED TRUCK	84.0 dBA
(SLR) SOUND LEVEL REDUCTION	15.5
NOISE AT RESIDENCE	68.5 dBA

NOTE:
THE NOISE BARRIER HEIGHT IS THE PORTION "H" ABOVE A LINE FROM THE SOURCE EPICENTER TO EAR HEIGHT AT THE RECEIVING POSITION.

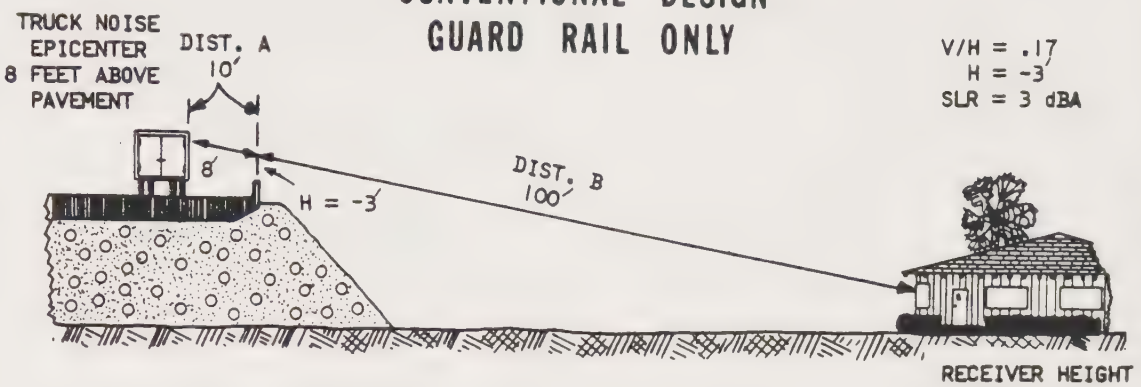
SOURCE: CALIFORNIA DEPARTMENT OF TRANSPORTATION

GRAPHICS BY TULARE COUNTY PLANNING DEPARTMENT

From: TULARE COUNTY PLANNING DEPARTMENT "Noise Element 1975"

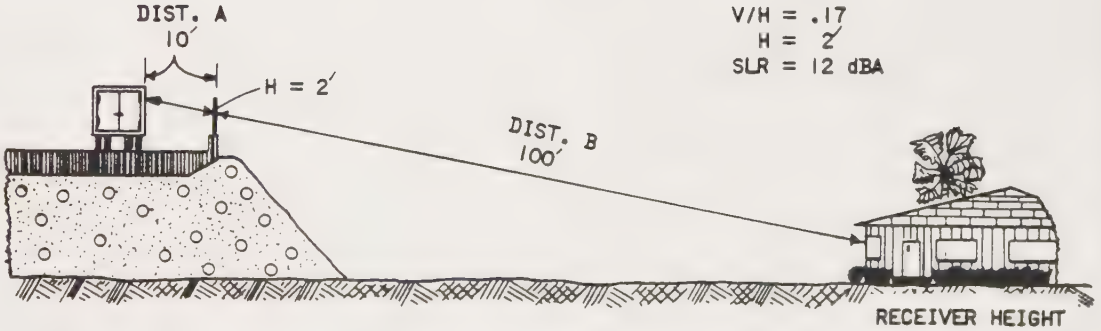
USING THE NOISE NOMOGRAPH ON ELEVATED HIGHWAYS

CONVENTIONAL DESIGN GUARD RAIL ONLY



LEGAL MAX. FROM A FULLY EXPOSED TRUCK = 83 dBA 110'
SLR SOUND LEVEL REDUCTION = -3
NOISE AT RESIDENCE = 80 dBA

SHIELDED DESIGN WITH A 6 FOOT BARRIER ADDED ABOVE THE 2 FOOT GUARD RAIL



LEGAL MAX. FROM A FULLY EXPOSED TRUCK = 83 dBA
SLR SOUND LEVEL REDUCTION = -12
NOISE AT RESIDENCE = 71 dBA

SOURCE: CALIFORNIA DEPARTMENT OF TRANSPORTATION
GRAPHICS BY TULARE COUNTY PLANNING DEPARTMENT

SECTION IX

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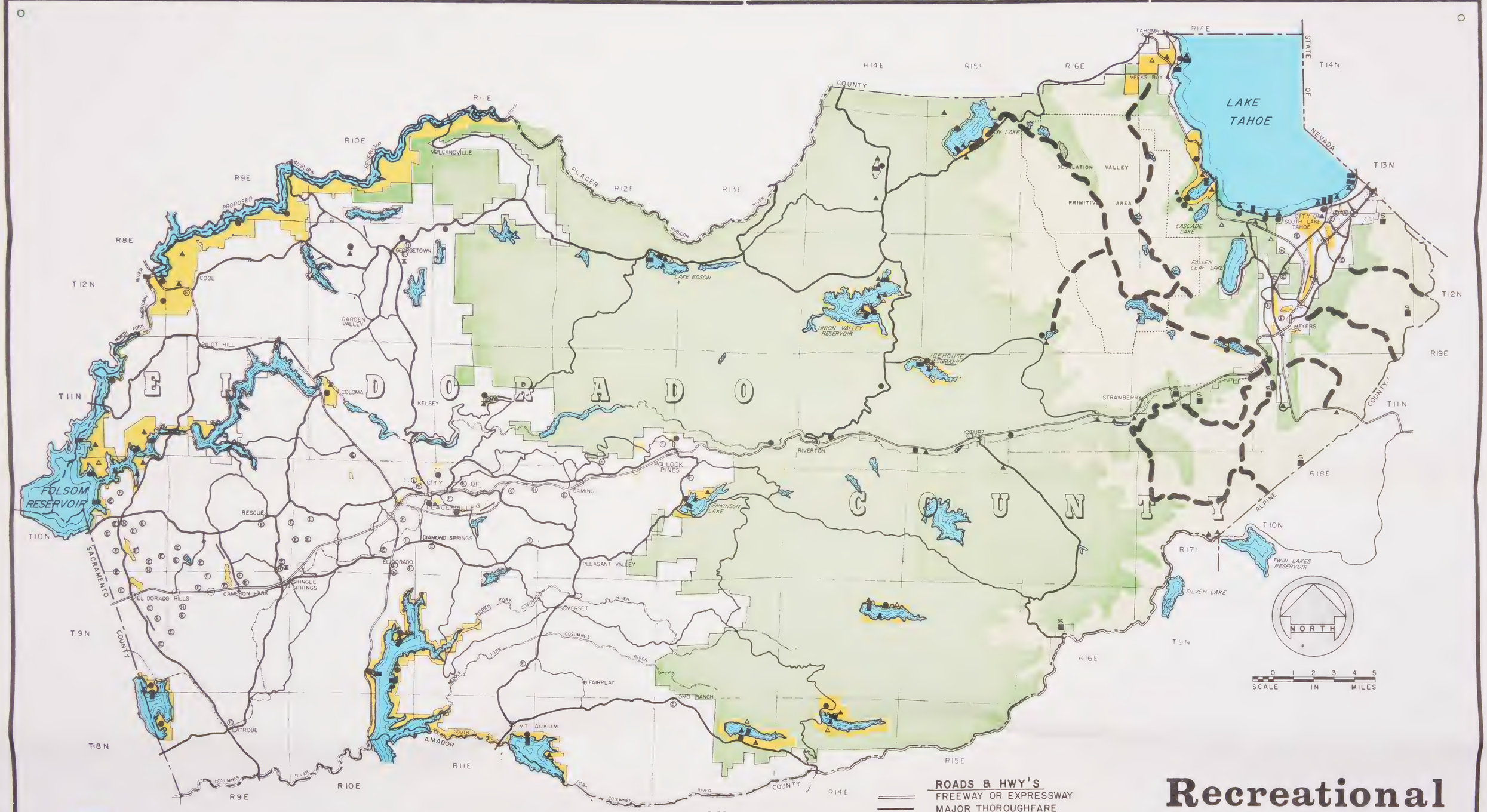
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Recreational General Plan



PARKS - ORGANIZED RECREATION
TIMBER - SEASONAL RECREATIONAL BELOW 7000 FEET
SEASONAL RECREATIONAL ABOVE 7000 FEET
RESIDENTAL - AGRICULTURAL
SKI AREAS
TRAILS

MARINAS
PICNICKING
ELEMENTARY SCHOOL
HIGH SCHOOL
JUNIOR COLLEGE
BEACHES
BOAT LAUNCHING
CAMP GROUNDS

ROADS & HWY'S
FREEWAY OR EXPRESSWAY
MAJOR THOROUGHFARE
MINOR THOROUGHFARE
INTERCHANGES

PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE, CALIFORNIA. 1969

EL DORADO COUNTY

GENERAL PLAN

August, 1969

EL DORADO COUNTY

Board of Supervisors

Gerald E. Martin, Chairman
John M. Caswell
William V. D. Johnson
Thomas M. Goodloe, Jr.
Raymond E. Lawyer

Planning Commission

James K. Mace, Chairman
William S. Hardie
Robert A. Nordgren
Edwin W. Greenhalgh
Joseph L. Ogden

Planning Department

Bruce W. Robinson, Director
Orlando R. Hutchinson
Donald D. Dean *
La Vonne P. Mir
Anna C. Bye
Virginia L. Hornsby
Deborah D. Speegle

*Resigned April, 1969

EL DORADO COUNTY

DEPARTMENT of PLANNING

El Dorado County Office Center
2850 COLD SPRINGS ROAD
PLACERVILLE, CALIFORNIA, 95667
Phone: Area Code 916-622-1770

September 16, 1969

Board of Supervisors
El Dorado County

Dear Honorable Members of the Board:

I am pleased to transmit the first General Plan for orderly development in El Dorado County. It was passed and recommended for adoption by the El Dorado County Planning Commission on September 3, 1969, and the Recreation Element by the El Dorado County Recreation Commission on September 2, 1969.

The Plan has been in preparation more or less ever since the Department of Planning was formed in October, 1957, at which time the collection of data and information commenced.

The Plan has been accomplished through the combined efforts of numerous departments and organizations, and qualified citizens. It is an entirely local effort which I feel outlines the goals and objectives of the people of El Dorado County.

There are numerous people that should be recognized and thanked for their wonderful cooperation and a number of them have been noted under acknowledgments.

I, particularly, want to thank the members of the Planning Department for their loyalty and devotion, as this would not have been possible without their accelerated cooperation.

Sincerely,

Bruce W. Robinson

BRUCE W. ROBINSON,
Planning Director

BWR:vh
Enc.

The plan is GENERAL

It concerns itself with broad recommendations for land use. It is not a zoning plan which designates specific uses for specific properties.

The plan is COMPREHENSIVE

It is concerned with all elements of planning but most particularly land use, transportion and highways, recreation and public facilities.

The plan is LONG RANGE

It looks into the future and establishes goals for the coming twenty years or more.

The plan is FLEXIBLE

It recognizes that modifications will be necessary from time to time.

STATE OF CALIFORNIA

TITLE 7

CHAPTER 3 ARTICLE 5

SECTION 65300

"Each Planning Agency shall prepare and the legislative body of each County shall adopt a comprehensive, long-term general plan for the physical development of the County."

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INTRODUCTION

This General Plan is the first comprehensive, long range Plan in the history of El Dorado County. Its purpose is to help provide a guide to growth and development as they unfold.

Change will come to El Dorado County. Future growth is inevitable. The recent tremendous growth of California, specifically the County and the accompanying problems are reflected in physical, social and economic requirements and changes. This General Plan is therefore subject to change as new and unforseen events occur to make their mark upon the County landscape and growth rates.

Growth brings problems. Growth means more traffic and more demands for better highways. It means increased needs for other public facilities. It means problems of conflicting land use, increased demands for available land, and increased pressures for and against zoning changes. The General Plan is not a regulation, but a statement in map and text of how all the parts seem to fit together now and in the future.

Any plan is the product of a continuing process - a process of study, examination, analysis and decision making leading to reasonable, sound and logical recommendations based on goals and desires of the people of the County and existing and anticipated technologies.

The General Plan should be studied, re-examined, revised and readopted periodically. It must be constantly tested as to its validity by actual use. It has no self-enforcing feature, but can only be realized if it reflects the desires and best interests of the people of El Dorado County.

The General Plan can also be used to inform strangers about the County; to help encourage the development in an orderly manner; to remind County officials of the goals and development policies; to help bring about better residential areas for residents and visitors; to advance the interests and living standards of the people of El Dorado County; and to create and preserve an inspiring and environment for visitors to enjoy.

BACKGROUND

El Dorado County was one of the 27 counties into which the State of California was first divided back in 1850. Since that date and up to 1907, when Imperial County was formed, 31 other counties were formed making the present total of 58 counties within the State.

Before the gold rush, El Dorado County was largely a wilderness with dense growth of timber extending from Lake Tahoe to within a few miles of the Sacramento County Line.

In January, 1848, James W. Marshall discovered gold at Coloma on the American River. This event triggered the greatest migration in recorded history and was the spark that set off a series of events that has resulted in California becoming the number one state in the nation.

The gold fever sent hordes of humanity searching into every canyon, and wherever they clustered boom towns were formed. The surrounding timber was cut away. Over the years, the axe and fire of settlers, stockmen, commercial timber companies, and lately orchardists and subdividers have pushed the forest back toward the high country; today, less than half of the County is forest land, and much of that has been cut over.

Millions of dollars worth of gold were taken from the rivers and streams of the county during the early years of the gold rush. Following the 49ers came men with more sophisticated methods of mining, including placer operations, and those searching for underground lodes. Mining for precious metals continued as an important part of the economy of the area until World War II, when it was drastically curtailed.

Agricultural activities in El Dorado County began shortly after the arrival of the first gold-seekers and have increased in importance over the years. Canals and ditches were constructed to bring water to areas of the county suitable for agriculture, and fruit and vegetable products were soon being shipped to markets in Sacramento, where they were sold to the new arrivals to California.

Lumbering, which was actually the first industry in the county, began in 1844, when Captain John Sutter's employees whipsawed timber in El Dorado County for use in his fort in Sacramento. Lumber still remains the major resource based heavy industry in the county.

Recreational activities in the county began in the 1870's when a number of resorts were constructed at Lake Tahoe. Since that time, the south shore of the lake has developed into a mecca for tourists from all over the world. In dollar volume, recreation is now the county's number one industry.

Transportation has played an important role in the development of Placerville and El Dorado County. The first railroad was built in 1864 from Folsom to Latrobe, and in 1888 the first train arrived in Placerville. The Camino-Placerville and Lake Tahoe Railroad, more commonly known as the C.P. & L.T., was completed in 1904. An estimated billion and a half board feet of lumber have been moved to market over its rails.

"There's gold in them thar hills" was the cry of the early pioneers, and they were referring to El Dorado County; and gold is still to be found there. Now, however, it is in the form of industrial opportunities, tourist facilities, and an expanding economy attractive to people with the initiative and foresight to visualize the potential of this dynamic area.

Preparation of a General Plan requires that certain basic assumptions be made:

1. That existing trends in economic and population growth will continue.

2. That available water for domestic, agriculture and recreation will not be a seriously limiting factor.

3. That El Dorado County will continue to attract increasing numbers of recreationists and residents due to the popularity of the foothills, mountains, forests, lakes and snow.

4. That the people of El Dorado County desire all types of growth to take place in an economic and orderly manner and to be attractive, scenic and of high quality.

5. That the residents of the County and our visitors are desirous in retaining the historic architectural atmosphere of the Mother Lode Country.

6. That residents in the County will continue to desire larger than the usual urban residential parcels in order to assure privacy and preserve the rural feeling of open space.

7. That agricultural lands which have required a substantial investment in permanent structures, equipment and facilities will continue to remain in agriculture.

8. That while the rapid increase in technical and scientific knowledge will continue, it will not produce radical changes in the present economic physical and social patterns. However, such changes may well occur, but neither their kind, time or impact can be predicted.

GOALS AND OBJECTIVES

1. To encourage the development of the most suitable uses of the County's natural resources so that their full potential is realized in a manner consistent with the need to conserve the physical environment and beauty of the County.

2. To encourage the protection and restoration of all existing historical buildings.

3. To encourage the use of "historic" architecture in the commercial and tourist areas in the Mother Lode and the use of "alpine" architecture in the high country.

4. To encourage and promote the economic advancement of the County in the fields of recreation, industry, agriculture, watershed management and minerals.

5. To encourage a well balanced land use pattern to meet the needs of the County's residents and its economy.

6. To encourage the orderly provision of reasonable public facilities and services necessary for the accomplishment of the other goals and objectives.

7. To encourage the expansion of existing and the addition of new recreational facilities by both the Federal and State governments.

8. To encourage the optimum and orderly development of the County by providing a workable design and framework for growth, which recognizes and strengthens the interdependence and interrelationships of the various segments and interests of the County.

9. To encourage a circulation and transportion system which will provide for the efficient and safe movement of people and goods, while minimizing the interference on adjacent land uses.

10. To encourage the preservation of steep slopes and watersheds in their natural state with as little urban encroachment as possible in order to ensure our scenic backdrop.

11. To encourage the provision of a high level of educational, cultural and recreational facilities for all individuals and groups.

12. To encourage the preservation of the general appearance of the foothills, mountain landscape and wooded areas to the maximum possible extent by careful control of signs and billboards, elimination of roadside junk, screening or undergrounding of utility lines, and the use of good forest practices in the cutting of trees.

13. To encourage the concentration of high density single family and multiple lots near town centers, places of employment and in sewered areas with the surrounding areas devoted to larger parcels. In areas relying on septic tanks for sewage disposal the parcels should be kept large enough in order to delay the costly installation of sewers for as long as possible.

14. To encourage the development of new communities when it can be demonstrated that reasonable public facilities and services such as water, roads, schools, fire protection, utilities, adequate sanitation and refuse collection can be provided.

15. To encourage the preservation for future industrial development in areas in present industrial use and in such areas as economically suited and still be compatible with the unique open rural atmosphere of the County.

16. To encourage the preservation of existing downtown areas as traditional town centers.

17. To recognize and implement the more precise and definite "Development Goals and Objectives" already adopted and contained in the General Plans for Placerville, Diamond Springs-El Dorado, Shingle Springs, Georgetown, Camino-Pollock Pines and Lake Tahoe Basin.

PRIOR PLANNING ACTIVITIES

The El Dorado County Planning Commission was organized in 1949, but it was not until October, 1957 that the County Planning Department came into existence.

State Law allows planning elements to be prepared and adopted in increments instead of one package deal. Accordingly, El Dorado County due to the rapid urbanization of certain areas in the County decided to prepare General Plans for specific areas instead of one comprehensive plan for the entire County.

The Lake Tahoe area in the late 50's and early 60's experienced a tremendous rate of growth and the accompanying problems that went along with it, so it was necessary that immediate attention be given to the southern part of Lake Tahoe immediately which accounted for the preparation by the Planning Department and adoption on May 2, 1960 of the first General Plan in El Dorado County.

Next, the City of Placerville and El Dorado County jointly applied for a 701 Planning Grant to prepare a General Plan for Placerville and Vicinity which was also adopted by both the City Council and Board of Supervisors on December 3, 1962.

This was followed by the adoption on May 24, 1965, of the Lake Tahoe 1980 Regional Plan which again was prepared under a 701 Planning Grant but the area included the entire Lake Tahoe Basin.

Next came an application by the County for another 701 Planning Grant to prepare general Plans for the following urbanizing communities identified as Georgetown & Vicinity adopted September 6, 1966; Shingle Springs & Vicinity, adopted January 30, 1967; Diamond Springs-El Dorado, adopted January 30, 1967 and Camino-Pollock Pines, adopted September 25, 1967. This grant also included the preparation of a Preliminary General Plan which was never adopted, but all the other General Plans were adopted by the Board of Supervisors. All plans have been implemented to a great extent by precise zoning and adherence to the plans and their adopted Goals and Development Policies.

This General Plan with its own Goals and Development Policies has incorporated the generalities of the adopted goals and development policies of the previously adopted General Plans. The plan respects those Goals and Development Policies and they are listed as follows:

Lake Tahoe 1980 Development Policy

1. Lands in Scenic Areas should have a five acre or larger minimum lot size applied to them, pending the development of a Scenic Easement system which would compensate land owners for elimination of some of their development rights in such areas.

2. Establishment of a maximum single family residential net density of 3.5 dwelling units per acre in order to leave more of the trees and ecological cover so necessary to preserve the character of Lake Tahoe.

3. Establishment of apartment house densities of less than 15 families per acre, except in urban centers where high-rise buildings could reasonably accommodate up to 50 families per acre, especially when adjacent to the vast open spaces provided by the Lake.

4. Zoning to preclude the establishment of multiple regional shopping centers as against consolidation in a few well located sites.

5. Strict control of signs, especially along Scenic Highways and Parkways, and the adoption and use of individually characteristic sign patterns by governments within geographic segments of the Basin, and promotion of similar use by private enterprise.

6. Development of a voluntary system of architectural review in each community around the Lake to raise the aesthetic standards of the man-made environment.

7. Prevention of excessive tree cuttings or excavations and fills leading to scars and erosion.

8. Establishment of very high standards of subdivision and development on steep hillsides.

9. Mapping of zoning districts so as to generally accord with precise plans of the Counties which have been guided by this Plan.

Placerville & Vicinity Development Policy

1. Develop and preserve the amenity and livability of Placerville as an attractive area for new economic growth.

2. Provide for industrial development of the Smith Flat and other designated areas of flat land by properly zoning and extending services to such areas and bringing about conditions favorable to establishment of industries.

3. Allow adequate room for expansion of general commercial services, warehousing and similar activities in the Smith Flat area, near the fruit packing plans, and along old Highway 50 from the Fairgrounds to the construction materials plant.

4. Expand the Central Business District so as to maximize the employment and purchasing-power potential of the trading area in a single location. Such a concentrated center will prove more convenient and stronger than would a number of smaller and less efficient locations.

5. Encourage the development of high quality resorts, restaurants, and other tourist-serving facilities in old Hangtown.

Among the most precious resources of Placerville are its dramatic setting and the historical charm of its pioneer architecture. It is essential to the future prosperity and continued attractiveness of the city that these resources be preserved and enhanced. In pursuit of these objectives the following policies are established:

1. Historic buildings should be preserved and protected. Where it is necessary to locate new buildings in the older areas, their design should be in harmony and scale with the gold-rush structures. The rears of existing buildings and any new parking lots or structures should be screened from the highway by effective groups of planting. Wherever Hangtown Creek is exposed to view, it should be cleaned out, planted and converted into a visual asset. Placerville's hot, dry summer climate makes the use of water particularly attractive and refreshing wherever it can be incorporated in the landscape. This fact, well known by the early Spanish Californians has largely been forgotten by recent generations. Placerville has several opportunities to incorporate the cooling appearance of water among which are the improvement of the creek and the development of the bell tower plaza as discussed in (5) below.

2. Power lines should be put underground in the central district.

3. Signs should be controlled and kept to a reasonable size. Looking eastward from the bell tower plaza, a large roof sign is particularly obtrusive since it breaks into the vista of the Courthouse and Post Office at the bend of the street. Looking west from the bell tower plaza, the number and size of overhanging signs is very undesirable. These signs have the effect of cheapening and destroying the historic character of the town and would largely cancel any attractive vista which might be created by developing a new shopping area at the west end of Main Street. Billboards should be eliminated from the freeway both in order to preserve the views of the city, and to enable the use of State landscaping funds to carry out the freeway planting recommended in (4) below.

4. Landscaping should be widely used to screen cuts and fills and unsightly vistas, particularly along the freeway, as well as to enhance the total area. Maximum use should be made of native and traditional plant materials such as pines, oaks, locusts, Lombardy poplars, flowering fruit trees and trees having strong fall color. Lupine, Spanish broom, daffodils, poppies, Fremontia and other yellow and orange flowered species would be particularly appropriate to evoke the memory of the gold rush during many seasons of the year.

5. The bell tower plaza should be redesigned to provide a point of historic and scenic interest downtown. It should be possible to remove the unsightly bell tower and replace it with an appropriate monument, perhaps incorporating a town clock to symbolize the town's respect for time and history. Attractive paving, planting, and a pool would add to the charm of the plaza. Situated as it is at the bend of Main Street, the plaza dominates the view in both directions and could become the key to the design of the entire downtown.

6. Typical look-alike tract housing should be avoided particularly near to the historic heart of the community. In order to preserve the random, informal domestic feeling of Placerville's residential areas, the present winding narrow streets and small front setbacks should be continued to the maximum degree compatible with traffic requirements

and public safety. Considerable effort and expense would be justified to preserve the many fine old trees which grow within the rights-of-way of the residential streets radiating from the Town Center. In new residential subdivisions, public policy should promote maximum preservation of existing tree cover and minimum heavy grading.

Georgetown Development Policy

1. The historic town of Georgetown is on the verge of a new era of tourist development opportunity, and will expand to accommodate new populations for recreation service, retirement, commuting, and other employment without sacrificing its traditional values of open space and privacy, forested surroundings, and Mother Lode architecture.

2. Main Street will be completed and restored as the traditional town center.

3. New shopping facilities in the outlying areas will be delayed so as not to preempt the economic base necessary to revitalize the town center.

4. Most of the Georgetown area will be devoted to timber, agriculture, pasture, and private houses on large parcels, with a small concentration of apartments and small lots around the town center, surrounded by suburban types of subdivisions with lots large enough to provide for individual septic tanks and retention of trees, natural cover, and ample space between buildings (1/2 acre minimum, 2 acre average; 10,000 square foot downtowm minimum).

5. Horses may be kept on large parcels having at least 1 acre per animal, with a maximum of two horses per "in-town" site.

6. Trailer subdivisions and parks will be allowed in designated areas, not visible from the highway or scenic roads.

7. The Wentworth Springs Road will be developed for tourist travel and recreation, connecting with Highway 50 and ultimately Highway 89, so that Georgetown can provide services as headquarters and gateway for recreation in the forest, high country, and upper Auburn Lake.

8. Areas near the County dump, airport, and in the southern part of the planning area will be reserved for non-nuisance industry and heavy commercial services.

9. Riding and hiking trails will be reserved in new subdivisions and along streams and scenic roads.

10. A golf course and one or more town parks will be developed. The Shannon Knox House and several other early buildings will be restored and put to new use.

11. The State Highway, Main Street, and the Wentworth Springs approach road will be protected against development of incompatible buildings or signs, junk yards, unsightly uses, or overhead wires.

Shingle Springs Development Policy

1. Shingle Springs is growing; it is the desire of its inhabitants to encourage such growth to take an attractive and efficient pattern so as not to destroy the present amenities of open space, scenery, privacy, and old-fashioned country living.

2. Urban development will be located in the immediate area of the present commercial area, which will be served by the new freeway interchange and which possibly can be sewered.

3. Outside the area of urban development the natural countryside will be preserved, except that an encircling zone of one to five acre lots may be developed, subject to soil capability to support septic tank disposal.

4. Existing trailers and trailer parks may remain, but tourist attraction would be enhanced by restricting trailer parks to specifically-designated areas beyond sight distance of major roads, and refusing to allow the establishment of any new trailer locations or subdivisions.

5. Notwithstanding the foregoing statements of desirable development patterns any area of the County may be urbanized (except exclusive agricultural zones) where it can be shown that full provision would be made for all amenities and community facilities and services required to sustain comfortable and desirable community living.

6. An area east of Shingle Springs, lying near the freeway and the railroad tracks, is hereby reserved for industrial development, subject to control of any nuisance to downwind or nearby residents.

7. The density of residential development in the sewered portion of Shingle Springs shall be not in excess of four families per net residential acre for detached houses, or eight families for attached dwellings and trailers.

8. In the central portion of Shingle Springs, architectural styles reminiscent of the gold rush period will be encouraged.

9. As the surrounding land fills up with houses and development, play opportunities for children will be protected by creation of a park near the high school.

10. Every effort will be made to maintain a "Country" setting in keeping with the historical development of Shingle Springs, by placing utility wires underground, restricting billboards to heavy commercial areas, encouraging "Mother Lode" architecture and the extensive planting of trees, especially in heavy commercial and industrial areas visible from the new freeway.

El Dorado-Diamond Springs Development Policy

1. The communities of El Dorado and Diamond Springs accept the proposed relocation of Route 50 freeway, although several access roads will have to be improved in order to maintain the good relationship presently existing to the regional highway network.

2. A central area, incorporating most of the presently developed lands, will be served with a new sewage collection and treatment system. In order to help defray costs of this system while still maintaining as much open space and traditional rural atmosphere as possible, smaller lots will be permitted, while property owners in general will be encouraged to adhere as closely as possible to the present average standard of one-half acre per single family dwellings, or larger.

3. Urban development, including apartments, motels, stores and offices, and single family houses on lots of less than 10,000 square feet will be permitted in the vicinity of major highway interchanges, near shopping centers and in the historic villages.

4. Outside the area of urban, sewerage, and subdivision development, preservation of the natural countryside will be encouraged, except that lots may be developed as permitted by existing ordinances.

5. The general appearance of the Mother Lode landscape and historic villages shall be preserved to the maximum possible extent by careful control of signs and billboards, elimination of roadside junk, screening of utility lines, gradual displacement of trailers within sight distance of major road networks, and encouraging the protection of genuine gold rush buildings wherever they still remain.

6. Notwithstanding the foregoing statement of desirable development patterns, and as indicated by the accompanying general plan, any portion of the planning area may be urbanized by complying with appropriate provisions of existing ordinances.

7. Use of an area of relatively flat land is encouraged for future light industrial development, lying easterly of Greenstone Road between the new alignment of Highway 50 freeway and the present Highway 50, and paralleling the railroad tracks.

8. In the central portion of the historic villages of El Dorado and Diamond Springs, architectural styles reminiscent of the gold rush period will be encouraged.

9. As the surrounding land fills up with houses and development, play opportunities for children will be encouraged by consideration of a park strip from Diamond Springs leading down to the shores of the proposed Nashville Reservoir, where ultimately a regional recreational facility will be built, and by development of playgrounds in association with public school sites.

10. Provisions of this general plan shall be reviewed at intervals of not more than 5 years. Appropriate revisions as recommended by residents within the planning area shall be considered.

Camino-Pollock Pines Development Policy

1. There is enough buildable and drainable land on the ridge along Highway 50 to provide space for all foreseeable population growth without resorting to expensive sewerage collectors, small lots, extensive tree cutting or impairment of the traditional and desirable atmosphere of wooded mountain villages for recreation and retirement.

2. Existing trailer courts may remain and expand, but the attraction of tourists would be aided by restricting single new trailers to areas specifically designated for trailer subdivisions of minimum lot sizes of 10,000 square feet, beyond sight distance from the freeway.

3. Commercial development should be encouraged in several convenient centers where such development already exists, and at certain freeway off-ramps.

4. Supplemental activities and facilities should be encouraged in addition to the usual community facilities and services, such as Art, Music and Culture, Apple Hill Scenic Drive, Resort Village at Sly Park Lake, hiking and riding trails, parks, and other recreational opportunities. Eyesores should be cleaned up and all new buildings, signs, and structures encouraged to achieve and maintain an attractive appearance.

5. The exposed earth of the area, including the new freeway, shall be landscaped and maintained in a neat and orderly fashion, and roadside rests should be provided.

6. Productive orchards, agriculture, and tree farms may be protected through the provisions of Chapter 7, Section 51200 Et Soz, of Part 1, Title 5, of the California State Government Code, relating to agricultural land conservation. It will be a policy to encourage agreements with owners of the Apple Hill area and elsewhere, to establish agricultural preserves. Agriculture, and particularly the productive orchards of the area, would thus be protected from encroachment by developments.

7. The general appearance of the mountain landscape and wooded settlements should be preserved by more careful control of billboards, elimination of roadside junk, screening or undergrounding of utility lines, and the development of the conforming architectural atmosphere. As many trees as possible should be maintained within streets rights-of-way.

8. The forest and hillside areas outside those indicated on the plan for residential and urban development should be carefully reserved for future use.

9. Notwithstanding the foregoing statements of desirable development patterns, and as indicated by the accompanying general plan, any portion of the planning area may be developed (except exclusive agricultural zones) where it can be shown that full provision has been designed into development plans for all amenities and services required to sustain comfortable and desirable community living while preserving generous quantities of mountain landscape between settlements.

10. Parcels should be set aside for industrial development in areas in present industrial use and in such areas as economically suited.

PHYSICAL FEATURES

El Dorado County is ideally located in Northern California between the Sacramento Metropolitan area and Lake Tahoe and the Nevada State Line. The County is large in area containing 1,713 square miles or 1,093,000 acres with 54% of the land being in public ownership representing 925 square miles or 590,220 acres.

Elevations - The elevations in the County vary from around 200 feet at the Sacramento County Line to 10,881 feet being the top of Freel Peak along the eastern line of County in the Lake Tahoe Basin. There are 2 other peaks over 10,000 feet in the County and they are Monument Peak, 10,067 and Job's Sister, 10,823.

The 1000 foot elevation lines run diagonally across the County from the North-West to the South-West and quite evenly spaced. The deep indentations of the Middle Fork of the American and Rubicon Rivers, the South Fork of the American River and the various forks of the Cosumnes River Canyons extend into the elevation belts in an East-West line. (See accompanying map)

Temperatures - The average July temperatures also follow the same pattern of elevation lines or belts extending across the County. The average July temperatures range from a high of over 100 degrees which would be at the western end of the County in the lower elevations, to a low of 56 degrees in the higher mountainous regions in the eastern part of the County. There is, however, a pocket in the Twin Lakes region of Alpine County which may experience slighly lower temperatures. (See accompanying map)

The average January temperatures again follow slightly the North-West to the South-East belts of the average July temperatures. The ranges extend from a high of anything over 44 degrees in areas below the 1000 foot elevation in the western end of the County to a low of anything below 20 degrees which would be in the mountains between the Crystal Basin and Lake Tahoe ranges or in other words the Desolation Wilderness area. (See attached map)

Rainfall and Snowfall - Here again the rainfall and snowfall belts extend diagonally across the County from

the North-West to the South-East. The winter storms which can extend from November through to May generally come from the South-West and travel in a North-Easterly direction. The rainfall averages 30 inches per year at the extreme western end of the County and increases up to 70 inches per year at the Crystal Basin range just east of Union Valley Reservoir. It decreases after that and by the time the storms have reached the Lake Tahoe Basin there is only 30 inches per year deposited. It is rather ironic to think of the Tahoe Basin as being a water deficient area. The snowfall begins with an average of 20 inches per year in about the 3500 foot elevation line with the snowline beginning at the 3000 foot elevation and extends up to 250 inches per year which is the area immediately preceeding the Crystal Range. The snowfall decreases going eastward to around 200 inches per year in the Lake Tahoe Basin. (See accompanying map)

Watersheds - The County is divided into 4 major watersheds - South Fork of the American River, North Fork of the American River, Cosumnes River and the Lake Tahoe Basin. The South Fork watershed is the largest and extends to the north central portion of the County from the Sacramento County Line to the Tahoe Basin and over into Amador and Alpine counties to the east and south.

The Cosumnes watershed is the next largest and is located in the southern portion of the County, but does not extend eastward too much. It could almost be determined to be water deficient as its very few of its streams run all year. The next largest watershed is the North Fork of the American River which also includes the Rubicon River and Desolation Valley. This watershed is located along the north boundary of the County. The last watershed and the smallest is the Lake Tahoe Basin which includes a small portion of Alpine County. This watershed is considered water deficient even though Lake Tahoe is a large lake and is over 1600 feet deep. The deficiency derives from the fact that the water in the lake is all delegated to users downstream and with the increase of population at the south end of the lake, the County will find itself short of water.

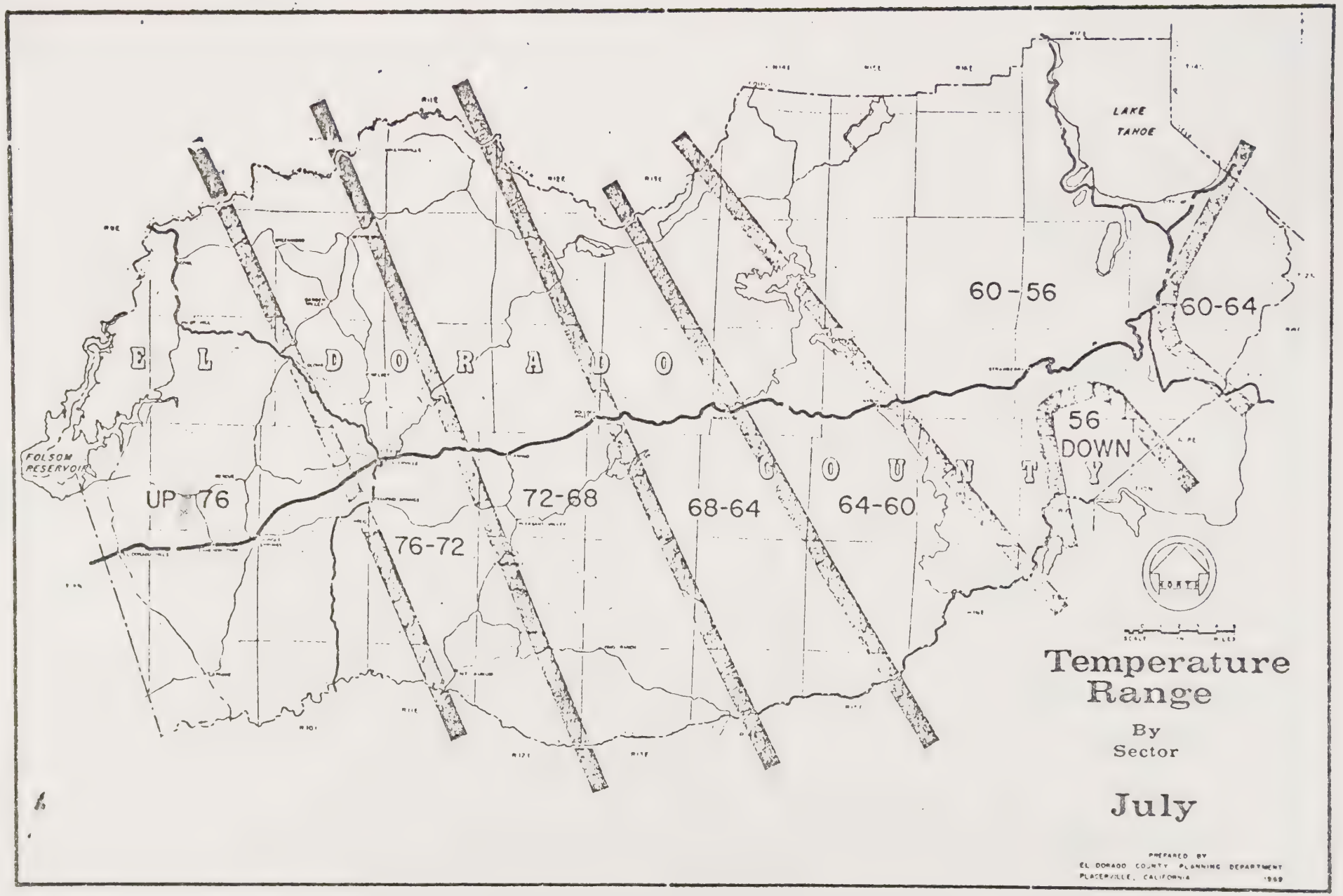
Land Slopes

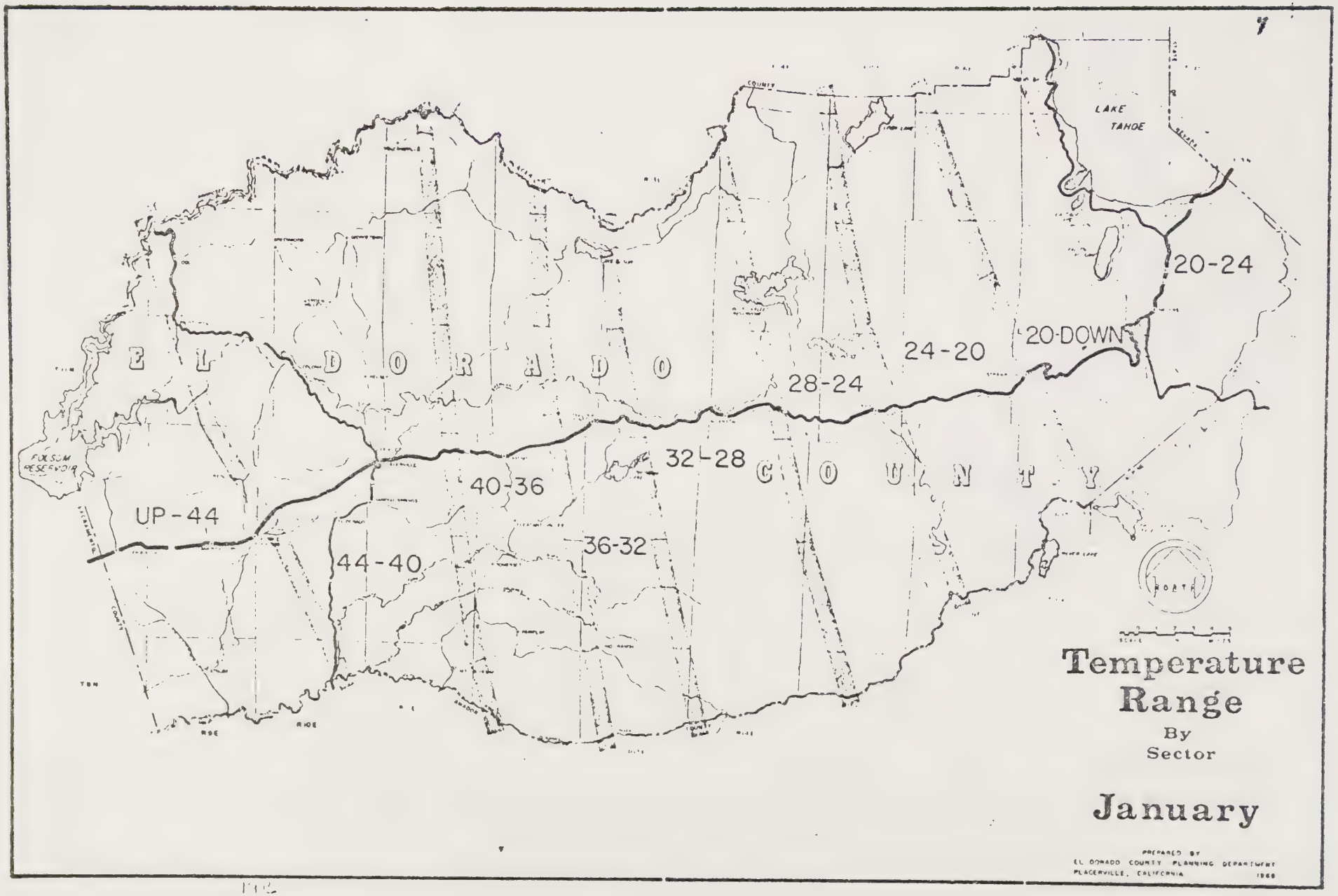
El Dorado County being a mountainous County necessarily contains a magnitude of steep slopes. Relatively little of land comes under the category of level land.

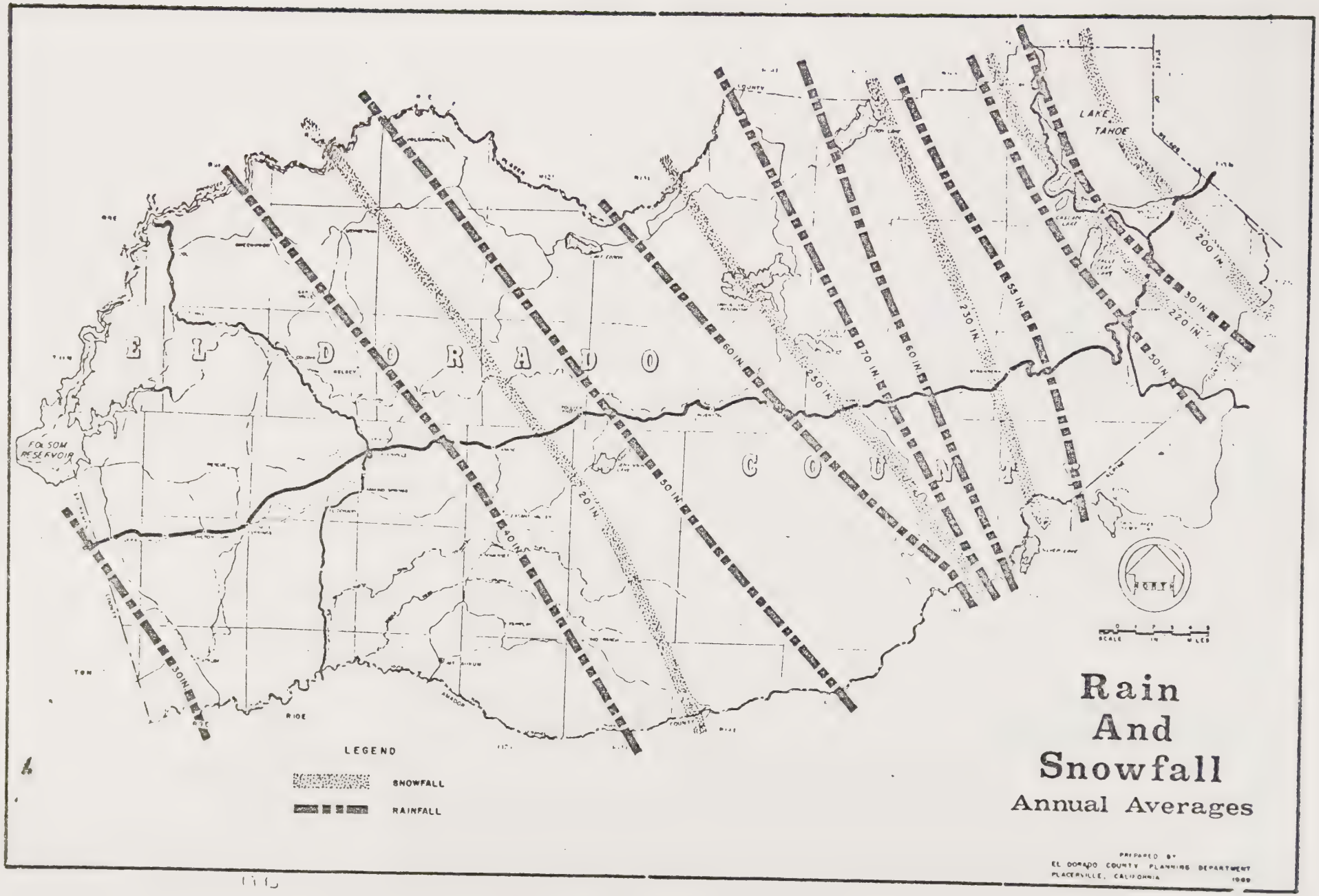
The Land Slope Map vividly discloses that at least 60 to 65% of the land area is of 25% or greater slope. Generally it is these types of land that are considered undevelopable due to steepness. Access and septic tank installations are practically impossible to provide. Fortunately the vast majority of the steeper lands are located in the higher mountains under U. S. Forest Service control and should not present any problem insofar as future development is concerned.

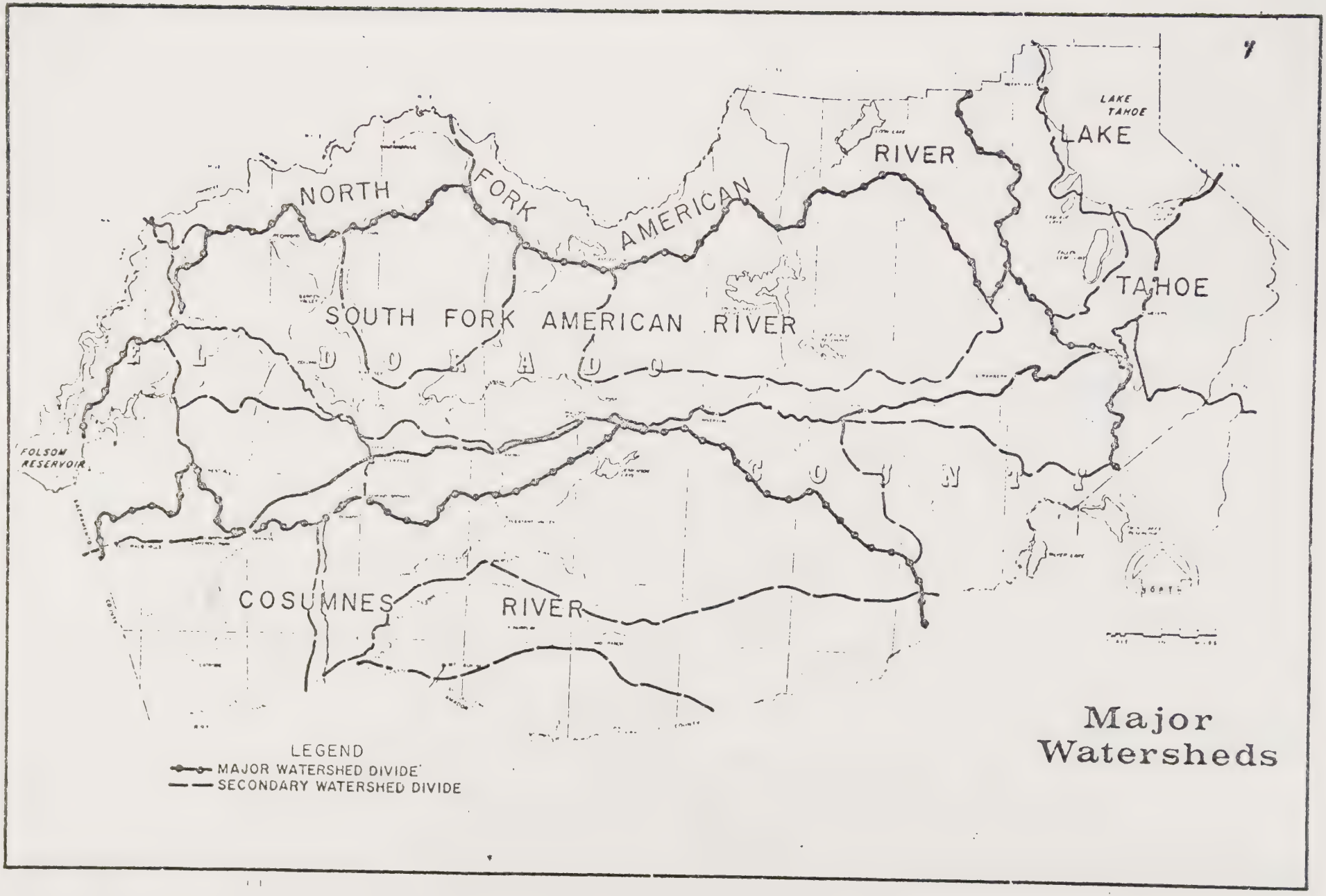
The other three categories identify the lands from 0 to 5%, 5 to 15%, and 15 to 20% slopes and can well be considered for some type of future development. It appears that the vast percentage of lands in the above classifications are contained in the 5 to 15% category.

In the future when lands are being developed, they should be placed in green belts, watersheds or under common ownership.


LAKE TAHOE
EL DORADO COUNTY
FOLSOM RESERVOIR
UP 76
76-72
72-68
68-64
64-60
60-56
60-64
56 DOWN
NORTH
Temperature Range
By Sector
July
PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE, CALIFORNIA
1969


LAKE TAHOE
20-24
20-DOWN
24-20
28-24
32-28
40-36
36-32
44-40
UP-44
EL DORADO COUNTY
FOLSOM RESERVOIR
NORTH
Temperature Range
By Sector
January
PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE, CALIFORNIA
1968


EL DORADO COUNTY
LAKE TAHOE
FOLSOM RESERVOIR
60 IN.
50 IN.
40 IN.
30 IN.
20 IN.
70 IN.
60 IN.
55 IN.
50 IN.
30 IN.
220 IN.
200 IN.
LEGEND
SNOWFALL
RAINFALL
Rain And Snowfall
Annual Averages
PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE, CALIFORNIA
1969



Major Watersheds


LAKE
TAHOE
NORTH
SCALE IN MILES
Land Slopes
LEGEND
0-5%
5-15%
15-25%
25%-OVER
PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE CALIFORNIA
1969

WATER DEVELOPMENT

Water development in El Dorado County had its beginning in the days of the Gold Rush. A long history of expenditures in time and money to bring water from available sources in the mountain lakes and from the river bottoms to the ridges for use is written in the miners ditches which even today form the backbone of most of the water distribution system in El Dorado County.

Studies to bring more water to serve the expanding needs of the County have been made by numerous entities, some of which are as follows: El Dorado Irrigation District, Georgetown Divide Public Utility District, U. S. Bureau of Reclamation, State of California Department of Water Resources, California-Nevada Interstate Compact Commission, and the Lake Tahoe Area Council.

As stated under "Physical Features", the County is divided into four major watersheds, namely: South Fork of the American River, North Fork of the American River, Cosumnes River and the Tahoe Basin. Since the population concentration, both existing and proposed, will be located in the South Fork of the American River and Tahoe Basin watersheds, the need for additional water to serve the agricultural, domestic and industrial uses will be intensified.

At the present time, Sly Park Reservoir and the Pacific Gas and Electric ditch line bringing water from Silver and Twin Lakes outside the County boundary are serving the water requirements in portions of the South Fork and Cosumnes watersheds. Sly Park or Jenkinson Lake, is located in the Cosumnes watershed, but by tunnel supplies the South Fork watershed. Additional information is supplied under Water Service Areas as to territory served by the various districts.

Lake Edson or Stumpy Meadows Reservoir as it is sometimes called, supplies the water requirements to the North Fork of the American River watershed and also to the portion of the South Fork located north of the river.

The Lake Tahoe Basin's water requirements are supplied by numerous individual water companies with the source being mainly wells, but one company does have a reservoir on Cold Creek.

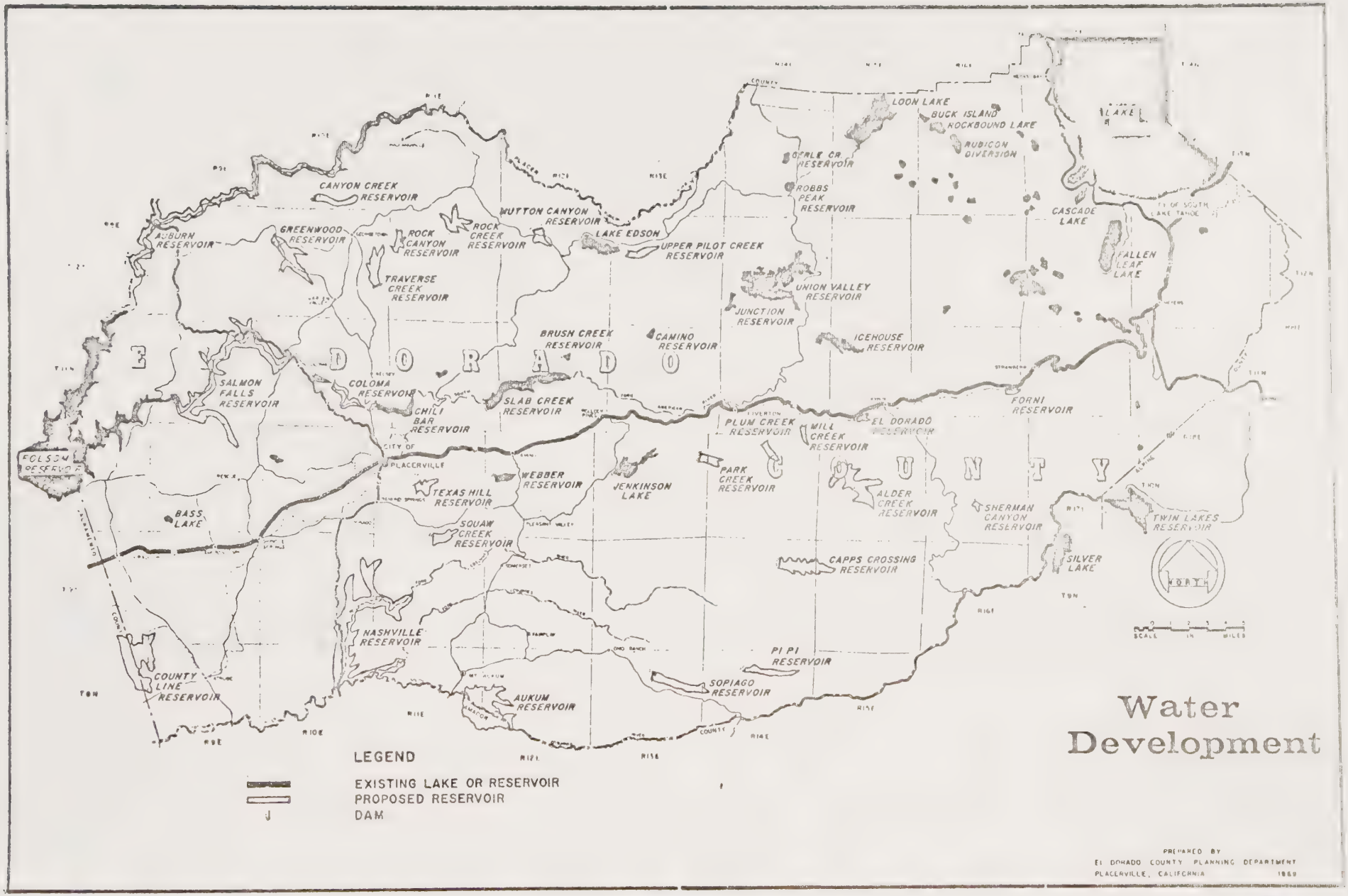
Besides numerous natural lakes most of which are located in higher mountains, a plentiful number of reservoirs have been constructed not only for water supply but for agricultural use on the many ranches. All of the large dams constructed in the South Fork watershed have been by the Sacramento Municipal Utility District for the generation of electric power. The water eventually will be utilized again for domestic, agricultural and industrial uses.

The Water Development Map graphically shows all the existing large lakes and reservoirs along with all the proposed reservoirs. The tabulation sheets show the Dam Height, Stream Bed Elevation, Maximum High Water Elevation and Reservoir Capacity for both 10 existing reservoirs and 23 proposed reservoirs.

Current water problems in California and in El Dorado County clearly indicate the necessity and urgency for an intensified water development program to meet the requirements of the ever expanding population. If El Dorado County is to progress and to grow, water is a necessary vital element. The map clearly shows that all watersheds are providing reservoirs to their maximum extent and it is quite evident that if all the reservoirs are constructed, the water requirements will be fulfilled for many years in the future.

EXISTING RESERVOIRS

RESERVOIR	DAM HEIGHT (ft.)	STREAM BED ELEV. (ft.)	MAX. HIGH WATER ELEVATION (ft.)	RESERVOI CAPACITY AC/FT.	SURFACE ACRES
Chili Bar	111	946	1057	3700	124
Folsom	340	136	466	1,010,000	11,450
Gerle Creek	53	5176	5236	1200	57
Ice House	146	5289	5450	45,960	678
Junction	144	4306	4465	4050	75
Lake Edson	165	4110	4262	20,000	327
Loon Lake	98	6322	6413	76,500	1450
Slab Creek	213	1617	1865	16,600	250
Sly Park	190	3300	3476	41,000	650
Union Valley	435	4420	4870	271,000	2860



Water Development

PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE, CALIFORNIA 1969

PROPOSED RESERVOIRS

RESERVOIR	DAM HEIGHT (ft.)	STREAM BED ELEV. (ft.)	MAX. HIGH WATER ELEVATION (ft.)	RESERVOIR CAPACITY AC/FT.	SURFACE ACRES
Alder Creek	300	5140	5432	132,000	--
Auburn	690	480	1127.5	2,500,000	10,390
Aukum	197	1980	2164	120,000	1940
Canyon Creek	210	1970	2170	--	--
Capps Crossing	191	5060	5222	25,000	380
Coloma	160	790	942	17,500	--
County Line	55	400	445	--	1660
Forni	110	5440	5540	1500	--
Greenwood	150	1540	1680	--	--
Mill Creek	100	4730	4840	2000	--
Mutton Canyon	110	4140	4240	--	--
Nashville	426	720	1173.9	900,000	6,400
Park Creek	180	3702	3892	7600	--
Pi Pi	294	3860	4139.2	70,000	
Plum Creek	170	3860	4040	6000	109
Rock Creek	220	2790	3000	--	--
Salmon Falls	250	460	702	112,000	--
Sherman Canyon	52	5480	5520	325	--
Sopiago	267	3520	3777	50,000	466
Squaw Creek	85	2140	2235	4900	--
Texas Hill	160	1690	1840	--	--
Traverse Creek	180	2180	2350	--	--
Upper Pilot Creek	170	4340	4500	--	--

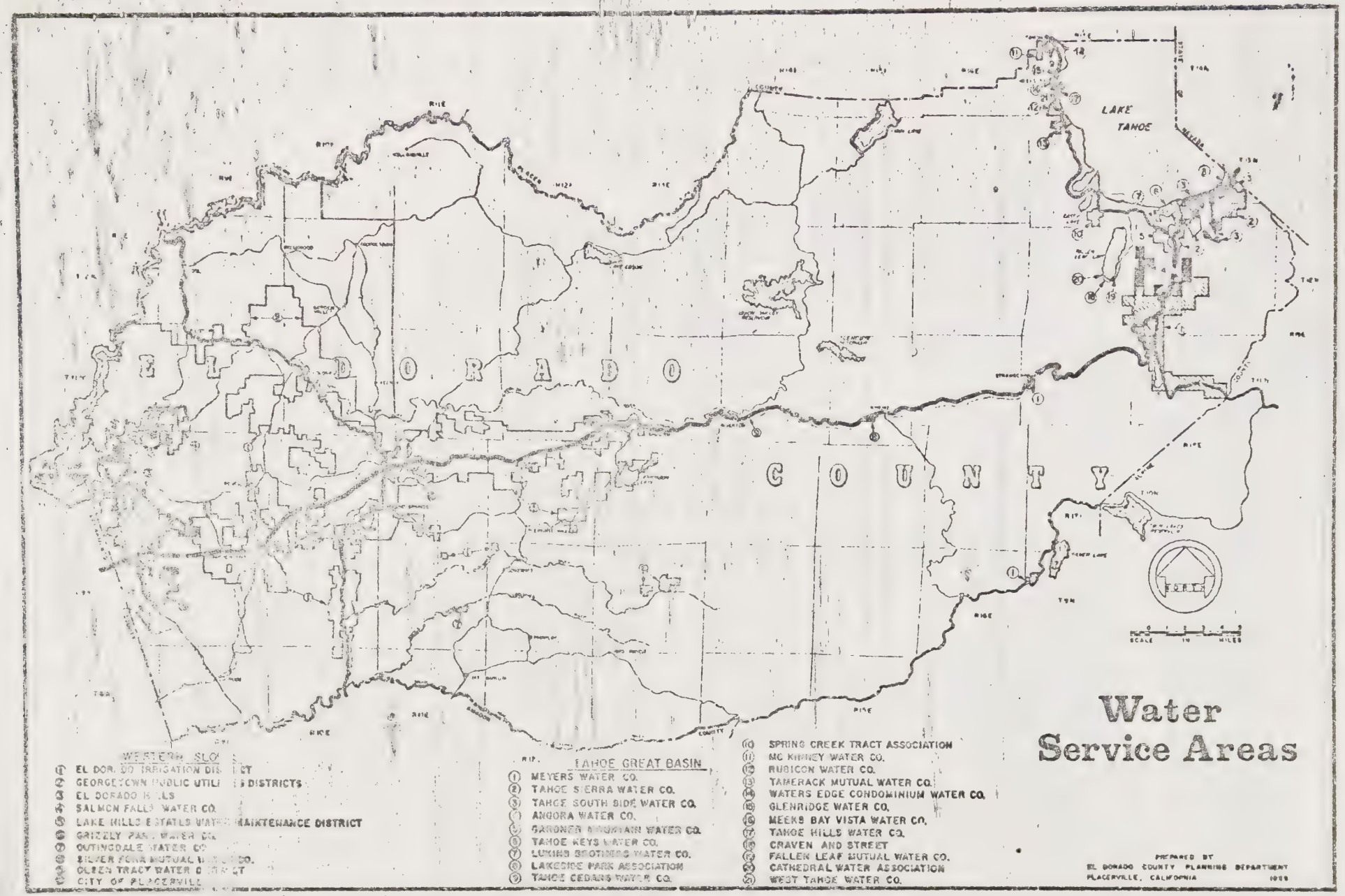
WATER SERVICE AREAS

At the present time the water requirements for the various areas are being supplied by numerous water districts with the El Dorado Irrigation District and the Georgetown Divide Public Utility District being the two largest suppliers in the western slope.

The Tahoe Basin has 21 major water suppliers and many comparatively small companies that were so insignificant that they could not be shown at this time. The Meyers Water Company, Angora Water Company, Tahoe Sierra Water Company and the Tahoe South Side Water Company are the 4 main suppliers.

The El Dorado Irrigation District is in the process of assuming management of the El Dorado Hills District, so it can almost be assumed that eventually we will have only 3 water districts on the western slope, namely: El Dorado Irrigation District, Georgetown Divide Public Utility District and the City of Placerville and then they purchase their water from the Irrigation District already.

In the future it certainly would be advantageous to everyone as well as proper planning to consolidate all the districts and companies at the south end of the lake into one entity and to do likewise to those along the west shore.



Water Service Areas

AGRICULTURAL USES

Agriculture is a prime industry in El Dorado County. It was established prior to the discovery of gold at Coloma in 1848. Through the years agriculture has served as the primary vehicle for the development of roads, irrigation and utilities in the County.

During the early 1960's, pear decline and the beef industry's cost-price squeeze created a poor image for the future of agriculture in the County. Recent developments call for a far more optimistic outlook. Due to rapid population growth and urban encroachment in certain specialized crop areas of California, a demand is being created for new producing areas. El Dorado County's location, topography, and climate provide ideal sites for some of these high income crops.

Below the 1,000 foot elevation, the climate is very similar to the Sacramento Valley, while above 4,000 feet, except for Christmas trees and timber production, there is little agricultural potential. However, between the 1,000 feet and 4,000 feet elevations there is an exceptional opportunity for the growing of the high income specialty crops. Due to the thin soil cover, generally the lands below the 1,000 foot level are only suitable cattle grazing both on dry and irrigated pastures.

The pear industry of this County has come back strongly from the disaster of the pear decline to again take its rightful place in the County's economy. The entire fruit and nut industry are now exhibiting new vigor in production, packing and marketing. Some of the examples of this new strength are:

1. New vigorous decline resistant pear trees are now available to El Dorado County growers (a six-year effort was required to achieve this result).

2. Apple (Fuji) promotion program continues to be highly successful. Results of this promotion have had a decided effect on the local economy.

3. The implementation of the California Land Conservation Act in El Dorado County will help stabilize the County's animal industry.

4. Late plum and cherry production offers new and profitable crops for El Dorado County growers.

5. Christmas tree plantations are producing high quality Christmas trees for both choose and cut and wholesale market outlets. This industry is growing rapidly in the County.

The following table gives a comparison of the agricultural industry for the years 1964 and 1968:

ITEM	ACRES OR NUMBERS 1964	ACRES OR NUMBERS 1968	VALUE 1964	VALUE 1968
Pears	2,545	2,467	1,548,000	2,819,400
Apples	568	569	501,700	1,122,200
Cherries	86	110	48,300	67,600
Peaches	24	11	15,750	12,900
Plums	31	29	1,950	41,600
Grapes	11	18	3,000	3,230
Walnuts	210	411	41,300	56,460
Cattle	11,500	11,497	1,569,700	1,742,480
Poultry	784,900	687,500	712,100	622,660
By Products				
Milk	10,900 lbs	9,940 lbs	59,400	56,100
Wool	37,225 lbs	54,500 lbs	23,430	27,010
Eggs	1,630,000 dz.	1,819,00 dz.	586,800	564,000
Sheep	4,760	7,800	82,900	159,000
Hogs	775	1,040	25,600	36,900
Horses	200	355	20,000	55,000
Goats	675	400	6,750	4,800
Christmas Trees		40,170 cut		349,000
Nursery Stock	26	30	348,200	228,000
Berries, Truck Garden	6	9	10,000	13,500
Total Value			$ 5,604,880	$ 7,981,840



Agricultural Uses

LEGEND

ELEV.	PREDOMINANT USE
400-1000	DRY PASTURE, IRRIGATED PASTURE
1000-1500	PLUMS, DRY PASTURE, PEAS, WALNUTS IRRIGATED PASTURE, PREMIUM DRY WINE GRAPES
[illegible]	CHERRIES, PLUMS, PEARS, APPLES, WALNUTS CHRISTMAS TREES, IRRIGATED PASTURE, PREMIUM DRY WINE GRAPES
2000-3000	CHERRIES, PLUMS, PEARS, APPLES WALNUTS, CHRISTMAS TREES IRRIGATED PASTURE, PREMIUM DRY WINE GRAPES
3000-4000	APPLES, CHRISTMAS TREES
4000-7000	TIMBER

EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE CALIFORNIA
1968

SOILS & GEOLOGY

Soils - Soil, water, plants, energy and air are man's basic natural resources. Soil is the common denominator, and forms the foundation of other related renewable resources. It is the base of our agricultural production, the foundation of many of man's structures, a universal building material and a source of our water supply.

Soil is a resource with many complex characteristcs and qualities that vary from place to place. Specific kinds of soils have characteristics which best suit them for cultivated crops, pasture, forests, native range, parks, watersheds, recreation, homes or commercial and industrial uses. The problem is to fit the desired land uses to the capabilities of the soil in the most efficient and harmonious pattern.

The U. S. Soil Conservation Service has researched and produced detailed soil maps for most of El Dorado County located below the 4000 foot elevation. The balance of the County is presently being prepared, but will not be available until 1970.

The soil types have been divided into 7 group categories as follows:

1. Shallow rocky soils underlain with metamorphic rock;
2. Moderately deep rocky soils underlain with metamorphic rock;
3. Moderately deep rocky erosive soils underlain with basic rock;
4. Sandy loam soils underlain with granitic rock;
5. Deep soils underlain with volcanic conglomerate;
6. Shallow to deep acid soils underlain with metamorphic rock;
7. Rock outcrops and shallow soils.

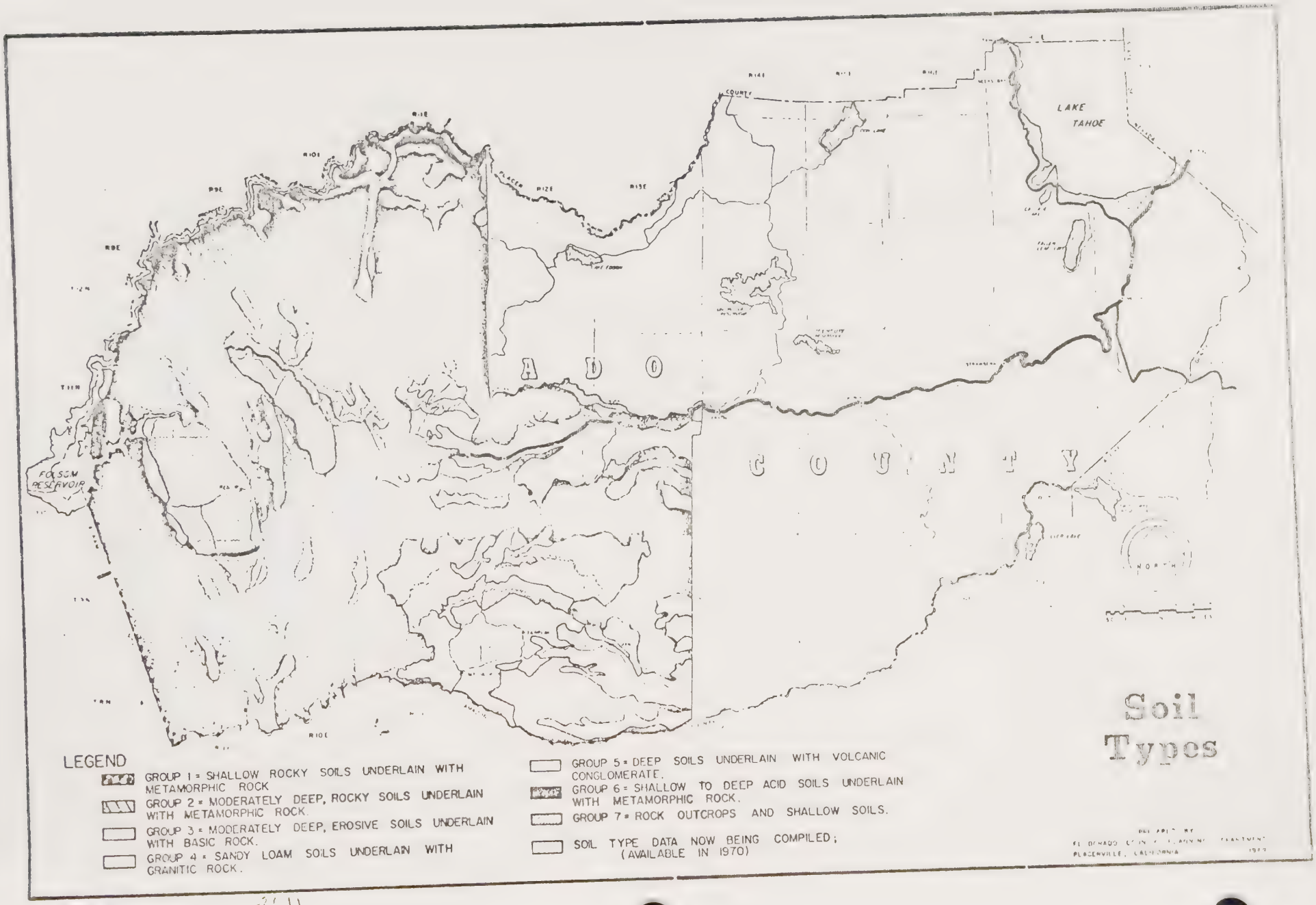
The accompanying map shows that the predominate group is group 6 followed by group 1 and then by equal amounts of groups 4, 5 and 6. There is very little group 7 in this portion of the County.

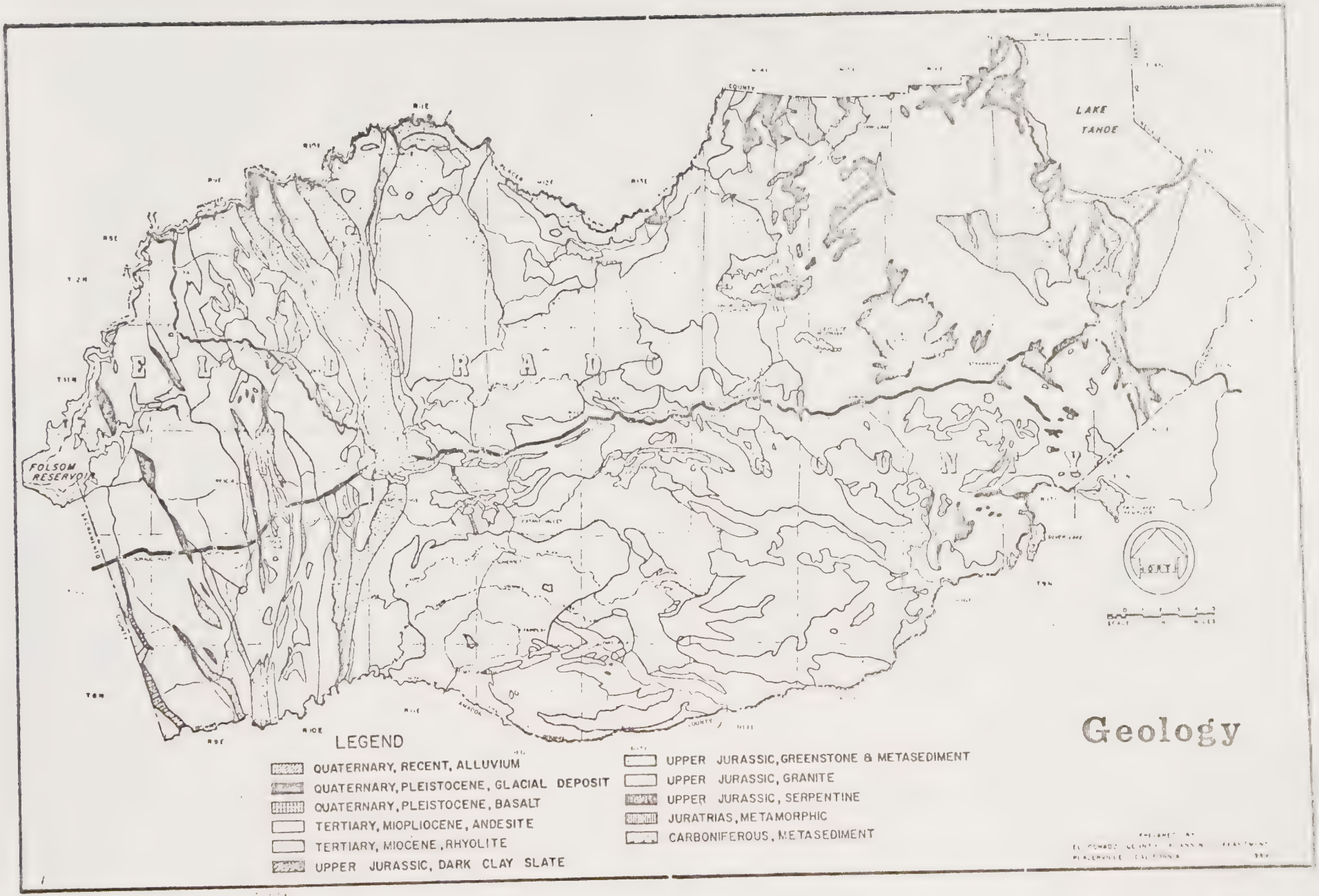
GEOLOGY

The County consists of 11 basic types of rock formations from which over thousands of years our soil types have developed. It is interesting to compare the 2 following maps of soil types and Geology to see how similar the patterns are:

The 11 basic types are as follows:

1. Quaternary, Recent, Alluvium
2. Quaternary, Pleistocene, Glacial Deposit
3. Quaternary, Pleistocene, Basalt
4. Tertiary, Miopliocene, Andesite
5. Tertiary, Miocene, Rhyolite
6. Upper Jurassic, Dark Clay Slate
7. Upper Jurassic, Greenstone & Metasediment
8. Upper Jurassic, Granite
9. Upper Jurassic, Serpentine
10. Juratrias, Metamorphic
11. Carboniferous, Metasediment


LAKE TAHOE
EL DORADO COUNTY
FOLSOM RESERVOIR
PLACER COUNTY
Soil Types
LEGEND
GROUP 1 = SHALLOW ROCKY SOILS UNDERLAIN WITH METAMORPHIC ROCK
GROUP 2 = MODERATELY DEEP, ROCKY SOILS UNDERLAIN WITH METAMORPHIC ROCK.
GROUP 3 = MODERATELY DEEP, EROSIVE SOILS UNDERLAIN WITH BASIC ROCK.
GROUP 4 = SANDY LOAM SOILS UNDERLAIN WITH GRANITIC ROCK.
GROUP 5 = DEEP SOILS UNDERLAIN WITH VOLCANIC CONGLOMERATE.
GROUP 6 = SHALLOW TO DEEP ACID SOILS UNDERLAIN WITH METAMORPHIC ROCK.
GROUP 7 = ROCK OUTCROPS AND SHALLOW SOILS.
SOIL TYPE DATA NOW BEING COMPILED; (AVAILABLE IN 1970)


LAKE
TAHOE
FOLSOM
RESERVOIR
EL DORADO COUNTY
LEGEND
QUATERNARY, RECENT, ALLUVIUM
QUATERNARY, PLEISTOCENE, GLACIAL DEPOSIT
QUATERNARY, PLEISTOCENE, BASALT
TERTIARY, MIOPLIOCENE, ANDESITE
TERTIARY, MIOCENE, RHYOLITE
UPPER JURASSIC, DARK CLAY SLATE
UPPER JURASSIC, GREENSTONE & METASEDIMENT
UPPER JURASSIC, GRANITE
UPPER JURASSIC, SERPENTINE
JURATRIAS, METAMORPHIC
CARBONIFEROUS, METASEDIMENT

Geology

AGRICULTURAL PRESERVES

Back in March, 1963, El Dorado County established a new zoning classification with strict regulations enforcing it. It was called "Exclusive Agricultural" and was a tool to encourage the agriculturist and particularly the livestock interests to request this zone and in turn the zoning was recognized by the County Assessor and taxed as such. This County was one of the few counties in California that was able to accomplish this, primarily due to the acceptance of the program by the Assessor.

There were approximately 55,123 acres placed in this zone which was made up by mainly the livestock industry, but a number of orchardists also availed themselves of the opportunity. However, there was no established criteria or checking done on the applications and a few borderline cases were placed in the zone. Most of the applicants were long time residents in the County and the County officials were well informed as to their agricultural pursuits.

In 1965 the Land Conservation Act of 1965 was passed by the State Legislature which then required the applicants to meet certain conditions in order to enter into an agreement with the County in establishing an agricultural preserve.

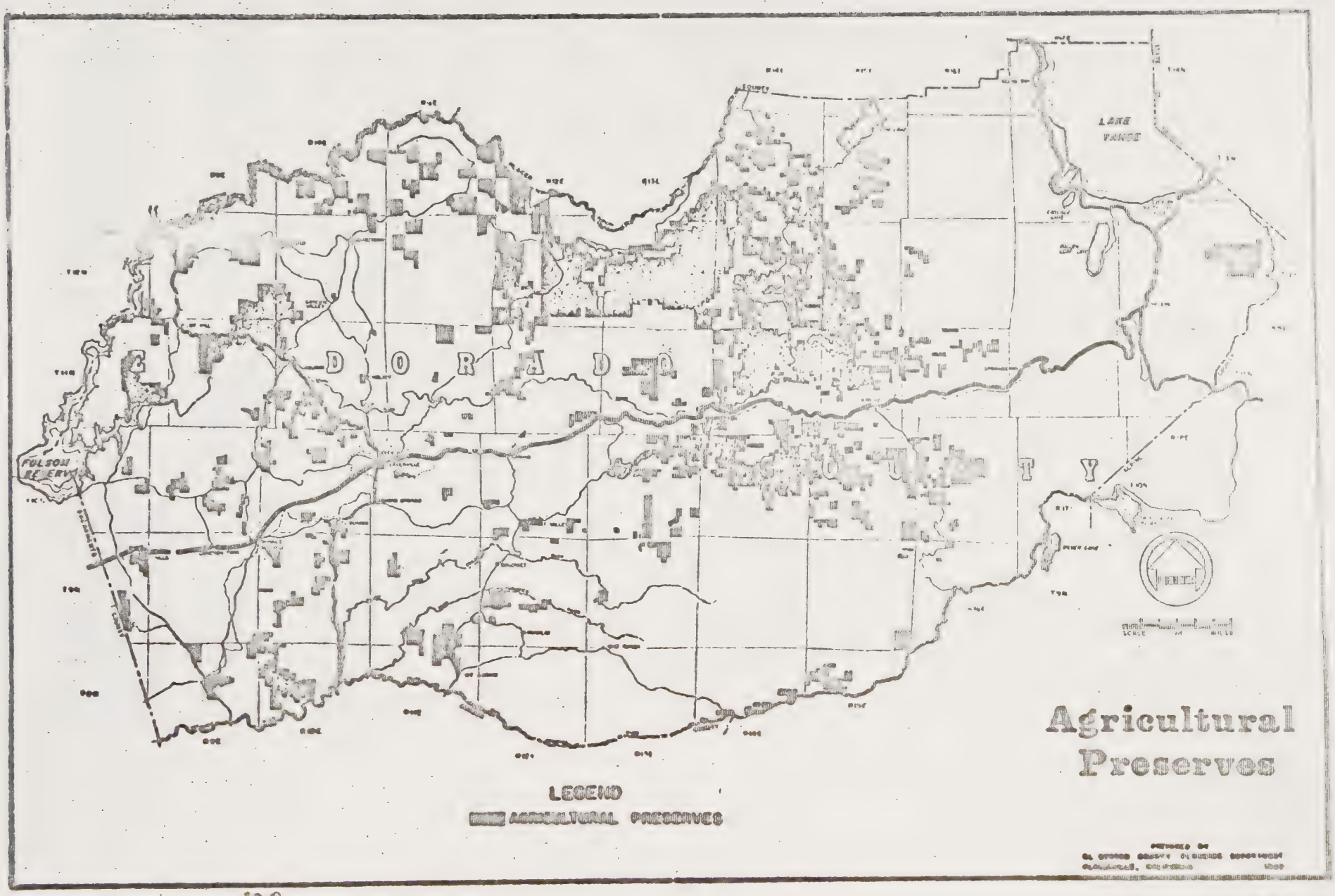
The County, through the diligent efforts of many people, adopted the format of an agreement. The Board of Supervisors established an Agricultural Commission which set up the criteria for qualifying for entering into an agreement and interviewed all applicants.

Since its inception, the County has established 117 Agricultural Preserves containing a total of 156,205 acres. Approximately 2/3's of the lands under the old Exclusive Agricultural classification have qualified and have been placed in preserves.

In addition all of the major lumber companies have placed their timber producing lands in preserves which account for 113,001 acres of the total 156,205 acreage.

The following Agricultural Preserves Map shows the pattern of the preserves in the County. Practically all the preserves located in the center portion of the map belong to the lumber companies. The balance of the preserves in the western part of the County are fairly widely scattered which is ideal from a taxing district set-up as there are not a large concentration of preserves in any one district.

The lands in preserves are being placed in the AE, Exclusive Agricultural zone and all the lands in the old calssification are being removed and placed in another type of zone.


LAKE
TAHOE
EL DORADO
COUNTY
FOLSOM
RESERVOIR
Agricultural
Preserves
LEGEND
AGRICULTURAL PRESERVES

10 A

FIRE PROTECTION

The Advisory Board to the El Dorado County Firemen's Association was commissioned by the El Dorado County Planning Department to develop a county-wide future structural fire protection plan as a part of the County General Plan.

The stated goal of this plan is to provide adequate structural fire protection to all areas of El Dorado County for those people who desire it and where fire protection can be economically justified.

This plan will point out the structural and wildland fire protection now provided within the County of El Dorado. The plan will also suggest ways for an orderly development of structural fire protection as the urban areas expand east from Sacramento County.

No attempt has been made in this plan to go into great detail. Therefore, all comments are of a general nature.

Detailed studies must be made in the future to consider station sites, manpower and equipment needs, cost and taxation.

Fire protection as it exists today in El Dorado County consists of wildland protection and structural protection. Wildland protection is provided by California Division of Forestry and United States Forest Service. Structural protection is provided by the following Tax Base Fire Districts: Diamond Springs, El Dorado, El Dorado Hills, Georgetown, Lake Valley, Meeks Bay, Placerville Fringe, Pleasant Valley, Pollock Pines-Camino, and Cameron Park.

Structural and Wildland protection provided by City Government within city limits are the City of Placerville and City of South Lake Tahoe.

Structural protection provided by non tax based volunteer fire departments are American River, Pioneer (Fairplay-Mt. Aukum & Willow), Garden Valley, Northside, Omo Ranch, Rescue and Shingle Springs.

Even though various fire departments provide fire protection for structure and other improvements, it should be remembered that primary responsibility for wildland or forest fire protection still rests with the California Division of Forestry and the United States Forest Service. However, as you no doubt noticed, the

incorporated cities have responsibility for both structural and wildland fire protection within their respective boundaries.

Those areas that are not included within a legal fire protection district, within the boundaries of an incorporated city, or within the area of influence of a volunteer (non tax base) fire department, receive nominal structural protection from the California Division of Forestry and the United States Forest Service during the declared fire season. The declared fire season usually includes the warm summer months (May through October).

In the proposed future fire protection plans, the County will be treated as three separate geographic areas, namely, 1) Georgetown Divide (that area between the Middle Fork and the South Fork of the American River and Webber Creek and west of the summit of the Sierra; 2) South-side (that area between the South Fork of the American River and Webber Creek and Cosumnes River and generally west of the summit of the Sierra; and 3) the Tahoe Basin.

1. Georgetown Divide

   The existing three departments, namely, Georgetown, Garden Valley and Northside, should expand their districts to eventually include all that area in this particular geographic area.

2. Southside

   a. El Dorado Hills, Cameron Park, Rescue and Shingle Springs be combined and expanded north to the South Fork American River and Webber Creek; south to the Cosumnes River; west to the Sacramento County line and east to the El Dorado Fire District.

   b. Placerville and Placerville Fringe would expand north to the South Fork American River, and south to Webber Creek.

   c. Camino-Pollock Pines would expand north to the South Fork American River, south to Camp Creek south of Pollock Pines, and east to Riverton.

   d. Omo Ranch and Diamond Springs would remain the same.

   e. El Dorado would expand north to Webber Creek and south to the Amador County Line.

f. American River Canyon would expand east along Highway 50 to Camp Sacramento.

g. Pioneer would expand north to Camp Creek, west to the Middle Fork Cosumnes River, south and east to the Amador County Line.

h. Pleasant Valley would expand north to Webber Creek.

3. Tahoe Basin

Mecks Bay, Lake Valley and South Lake Tahoe be combined and expanded west to Camp Sacramento.

Points for future consideration are as follows:

a. The Fire Chiefs of El Dorado County to recommend and the Board of Supervisors appoint a County Fire Coordinator to act as an advisor to the Board.

b. Fire station sites in new subdivisions be dedicated to the County at the time the Board of Supervisors approves the proposed subdivision. The site is to be approved by the County Fire Coordinator working through the Fire Chiefs within El Dorado County.

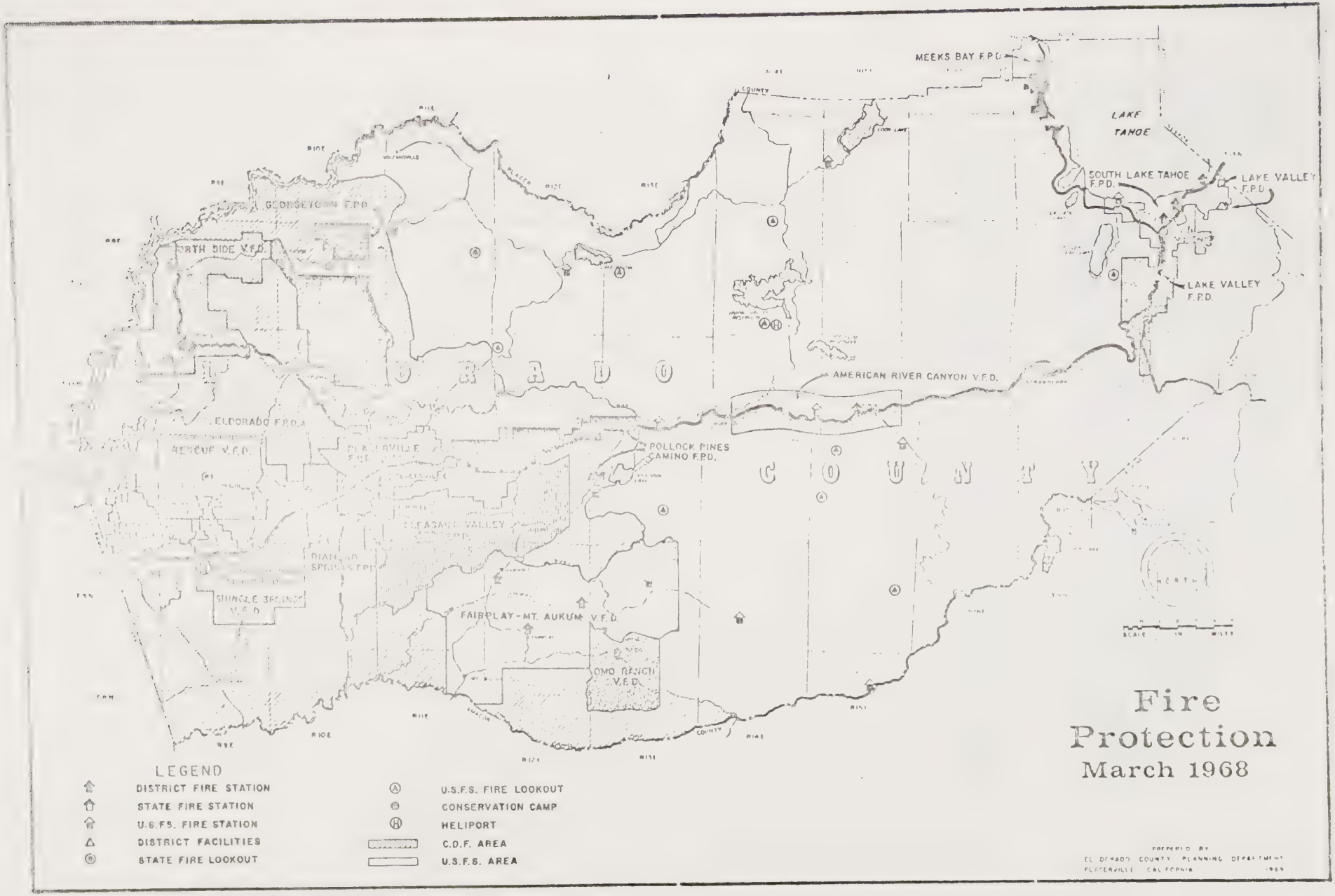
c. New station sites required by normal expansion of fire departments are to be approved by the County Fire Coordinator working through the fire chiefs of El Dorado County prior to construction.

d. A central dispatch or central point to report fires should be developed in the near future.

e. At the earliest opportunity and when justified, consideration be given by all fire departments not presently supported by taxes to form a legal tax based district. This would require approval by the electorate.

f. The fire plan should be reevaluated every five years by the fire chiefs of El Dorado County and be up-dated, if necessary.

g. All subdivision improvements including the availability of water, placement of fire hydrants and preventive measures which pertain to fire protection to be reviewed and approved by the Fire Protection entities involved prior to filing of the final map.


MEEKS BAY F.P.D.
LAKE TAHOE
SOUTH LAKE TAHOE F.P.D.
LAKE VALLEY F.P.D.
GEORGETOWN F.P.D.
NORTH SIDE V.F.D.
EL DORADO
AMERICAN RIVER CANYON V.F.D.
EL DORADO F.P.D.
MERCUR V.F.D.
PLACERVILLE F.P.D.
POLLOCK PINES CAMINO F.P.D.
PLEASANT VALLEY F.P.D.
DIAMOND SPRINGS F.P.D.
SHINGLE SPRINGS V.F.D.
FAIRPLAY-MT. AUKUM V.F.D.
OMO RANCH V.F.D.
COUNTY
LEGEND
DISTRICT FIRE STATION
STATE FIRE STATION
U.S.F.S. FIRE STATION
DISTRICT FACILITIES
STATE FIRE LOOKOUT
U.S.F.S. FIRE LOOKOUT
CONSERVATION CAMP
HELIPORT
C.D.F. AREA
U.S.F.S. AREA
Fire Protection
March 1968
PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE CALIFORNIA
1968

PROPERTY NUMBERING & STREET NAMING

Numbering Plan - In 1963, El Dorado County held its first public hearings on the Property Numbering Element of the General Plan for the Tahoe Basin and the south half of the Western Slope. This proposed element contains the same features of the old element but for slight changes and it also contains the Georgetown Divide area, making it a total County-wide plan.

The County has been divided into five general areas using physical features, political boundaries and in one instance a proposed State Highway alignment.

These areas have been titled for identification as:

1. Tahoe West Shore
2. South Tahoe
3. Georgetown
4. Foothills
5. Placerville-Cosumnes

The need for divisions into five areas was prompted by the desire to maintain simplicity and shortness of address both in common use and during time of emergency.

An address should be relative to direction, distance and location, if possible, so by dispersing numbers from a known central line, which we choose to call a "Base Line", it is possible to cover these areas within any given general area without losing control of these relationships.

The Boundary and Base Line Descriptions

1. Boundary of Tahoe West Shore Area:

   On the north: the Placer County line; on the east: the shore of Lake Tahoe; on the south: Lower Velma Lake and the creek from Lower Velma Lake to Emerald Bay and Emerald Bay; and on the west: the Pacific-Great Basin Watershed Divide.

   The base lines for this area are: East-West: the Placer County line with numbers starting at 7001

and increasing southward;, North-South: Emerald Bay Road (State Highway 89) with numbers starting with 199 and decreasing eastward towards the shore of Lake Tahoe and starting with 200 at Emerald Bay Road and increasing westward towards the Pacific-Great Basin Watershed Divide. (This system is in conformity with the adopted system in Placer County and provides numbering continuity along State Highway 89).

2. Boundary of South Tahoe Area:

On the north: Lower Velma Lake and the creek from Lower Velma Lake to Emerald Bay and Emerald Bay, and the shore of Lake Tahoe. On the east and south: the Nevada State Line and Alpine County line. On the west: the Pacific-Great Basin Watershed Divide.

The base lines for this area are: East-West: from U.S.F.S. boundary along Angora Creek Drive to Lake Tahoe Boulevard; Lake Tahoe Boulevard to the Tahoe Valley Wye and U. S. Highway 50 to the Nevada State Line with numbers starting with 999 and decreasing northward toward the shore of Lake Tahoe and numbers starting with 1000 increasing in a southward direction. North-South consists of a broken line the first portion described as Emerald Bay Road (State Highway 89) to the Tahoe Valley Wye and U. S. Highway 50 southerly to its crossing of the Upper Truckee River near the entrance of Saw Mill Road; the second portion described as Tahoe Mountain Road to Lake Tahoe Boulevard, a proposed arterial southerly to the junction of U. S. Highway 50 and State Highway 89 at Meyers and south on State Highway 89 to Alpine County with numbers starting on the first portion with 999 and decreasing westward towards the Pacific-Great Basin Watershed Divide and starting with 2000 and increasing eastward towards the Alpine County and Nevada State lines. The second portion starting with 999 and decreasing westward towards the Pacific-Great Basin Watershed Divide and starting with 1000 and increasing eastward towards the Alpine County line.

3. Boundary of Georgetown Area:

On the north, Placer County line; on the east,

Pacific-Great Basin Watershed Divide; on the south, Peavine Ridge and the South Fork of the American River; on the west, Lake Folsom and North Fork of the American River.

The base lines for this area are: North-South; Coloma Road (State Highway 49) and Salmon Falls Road to the South Fork of the American River with numbers starting at 999 and decreasing westward towards Lake Folsom and the North Fork of the American River and numbers starting with 1000 and increasing eastward towards the Pacific-Great Basin Watershed Divide. East-West Line: Proposed State Highway 49 from the Auburn Dam to the existing Coloma Road (State Highway 49); Georgetown Road (State Highway 193) to Georgetown; Wentworth Springs Road to Mosquito Road; Mosquito Road to Union Valley Road; Union Valley Road and its proposed extension to Icehouse Road; Icehouse Road to New Icehouse Road; New Icehouse Road and its proposed extension to the Placer County Line with numbers starting with 2999 and decreasing northward towards the Placer County Line and numbers starting with 3000 and increasing southward towards the South Fork of the American River and Peavine Ridge.

4. Boundary of Foothills Area:

On the north: South Fork of the American River and Lake Folsom; on the east: proposed State Highway 49; on the south: Amador County Line; and on the west: Sacramento County Line.

The base lines for this area are: North-South: Latrobe Road; El Dorado Hills Boulevard and its proposed extension to Green Valley Road; and Salmon Falls Road to the South Fork of the American River with numbers starting with 999 and decreasing westward towards the Sacramento County Line and Lake Folsom. East-West: U. S. Highway 40 with numbers starting with 3999 and decreasing northward towards the South Fork of the American River and starting with 4000 and increasing southward towards the Amador County Line.

5. Boundary of Placerville-Cosumnes Area:

On the north: South Fork of the American River and Peavine Ridge; on the east: Pacific-Great Basin Watershed Divide; on the south: Amador and Alpine County lines; and on the west: the proposed State Highway 49.

The base lines for this area are: North-South: proposed State Highway 49 with numbers starting with and increasing eastward towards the Pacific-Great Basin Watershed Divide. East-West; U.S. Highway 50 with numbers starting with 2999 and decreasing northward towards the South Fork of the American River and Peavine Ridge and numbers starting with 3000 and increasing southward towards the Amador and Alpine County lines.

Numbering System - The base lines adopted in the numbering plan shall determine the direction of the progression of property numbers.

1. The prevailing direction of the street shall determine the selection of the base line to be used.

2. The numbering of the base lines shall generally determine the selection of the first number on a street.

3. Properties within a numbering area shall be numbered consecutively throughout the entire length of a street bearing one name, and disregarding intersections or changes of direction; unimproved but proposed sections shall be included in the numbering.

4. Properties shall be numbered with two numbers assigned to each 25 foot interval measured at the center line of the street; the even number shall be assigned to the right side and the corresponding odd number to the left side of the street in the direction of progression; peculiar street layout or topography, such as turn arounds or hairpin turns, may require minor variance to this procedure.

5. More than one number shall thus be assigned to parcels having more than 25 foot street frontage; but only one number and street name shall be assigned to each building or each separate main entrance on the parcel.

6. The Building Department shall assign the number closest to the main entrance (door or driveway); if more than one main entrance falls within the same 25 foot interval, the preceding or following number or both can be used.

7. When on one parcel there are more than one building or one main entrance for each 25 foot interval, such as housing projects and shopping centers, letters shall be used after the number for further identifications.

8. Driveways or courts giving access to several buildings may be given a separate street name.

9. North, south, east and west numbers shall be avoided.

Administration

1. Numbers shall be assigned to all properties fronting private and public streets or roads, existing and proposed, by the Department of Planning in conformity with the adopted plans.

2. A number shall be assigned to each proposed building or group of buildings by the Building Department in accordance with the property numbering assignment and the numbering system at the time of issuance of a building permit, and such number shall appear on the building permit.

3. A number shall be assigned to any existing building or group of buildings by the Building Department in accordance with the property numbering assignment and the numbering system at the request of the owner or tenant; the request shall be accompanied by the assessment parcel number and a plot plan to scale showing lot boundaries, building outline, main entrance door and driveway, or otherwise sufficient information for the Inspector to assign the number.

4. The posting or use of a number other than the one assigned by the Building Inspector shall be in violation of the adopted numbering plan.

5. The posting by the owner or tenance of a building number visible from the street is recommended.

6. The location, design, size, or material of the building number to be posted is left to the choice of the individual.

Street Naming

The County has adopted the following for naming of public streets as follows:

1. Street names shall be short (under 12 letters if possible) and preferably in one word.

2. Street names should preferably have a simple spelling and easy pronunciation.

3. Prefixes such as north and south, east and west, upper and lower, etc. shall be avoided.

4. Suffixes should be related to the type and importance of the street (e.g. the suffix "boulevard" should not be attached to the name of a minor residential street).

5. Numbers or letters used as street names shall be avoided.

6. Incongruous or offensive street names shall not be selected.

7. Street names identical, or sounding similar, to others shall not be selected within each of the areas of the County defined in "Naming Areas".

8. Street names shall be deemed duplicates regardless of a different suffix such as boulevard, lane, avenue, street, etc.

9. A cul de sac street may bear the same name as the street it intersects, providing that the suffix is "court". (e.g. a cul de sac opening on Oak St. may be called Oak Court).

10. Street names which would be geographically misleading should be avoided.

11. Selection of street names of similar nature or according to categories (e.g. trees, states, etc.) is encouraged within a subdivision or neighborhood.

12. A street having a continuous alignment shall bear a single name.

13. Streets or portions of streets to be considered in the future into a continuous alignment shall bear the same name.

14. Streets intersecting each other or forming an angle of less than 110 degrees shall generally have different names.

15. Street extensions shall bear the same name as the existing extended streets.

16. Selection of the name and suffix of the streets in a new subdivision shall be up to the developer within the above limitations.

Naming Areas

Street names may be duplicated from any of the following areas to another area, but not within any of the following areas:

1. Lake Tahoe West Shore (from Placer County line south to Emerald Bay).

2. Lake Valley (from Emerald Bay east to Stateline, south to the County line and west to the Great Basin Divide-Echo Summit).

3. Placerville, city and vicinity (from the South Fork of the American River south to Webber Creek and from Forks Corner east to Kerryman's).

4. Balance of the County (additional areas may be created in the future).

Change of Existing Names

In changing existing street names in violation of the aforementioned standards, the name to be changed shall be determined by applying these features:

1. The street having the least number of residences existing at that time.

2. The shortest street.

3. The most recently recorded street.

4. The street with an unimproved roadway if the other is improved.

5. The street being private, if the other one is a public street.

Private Streets

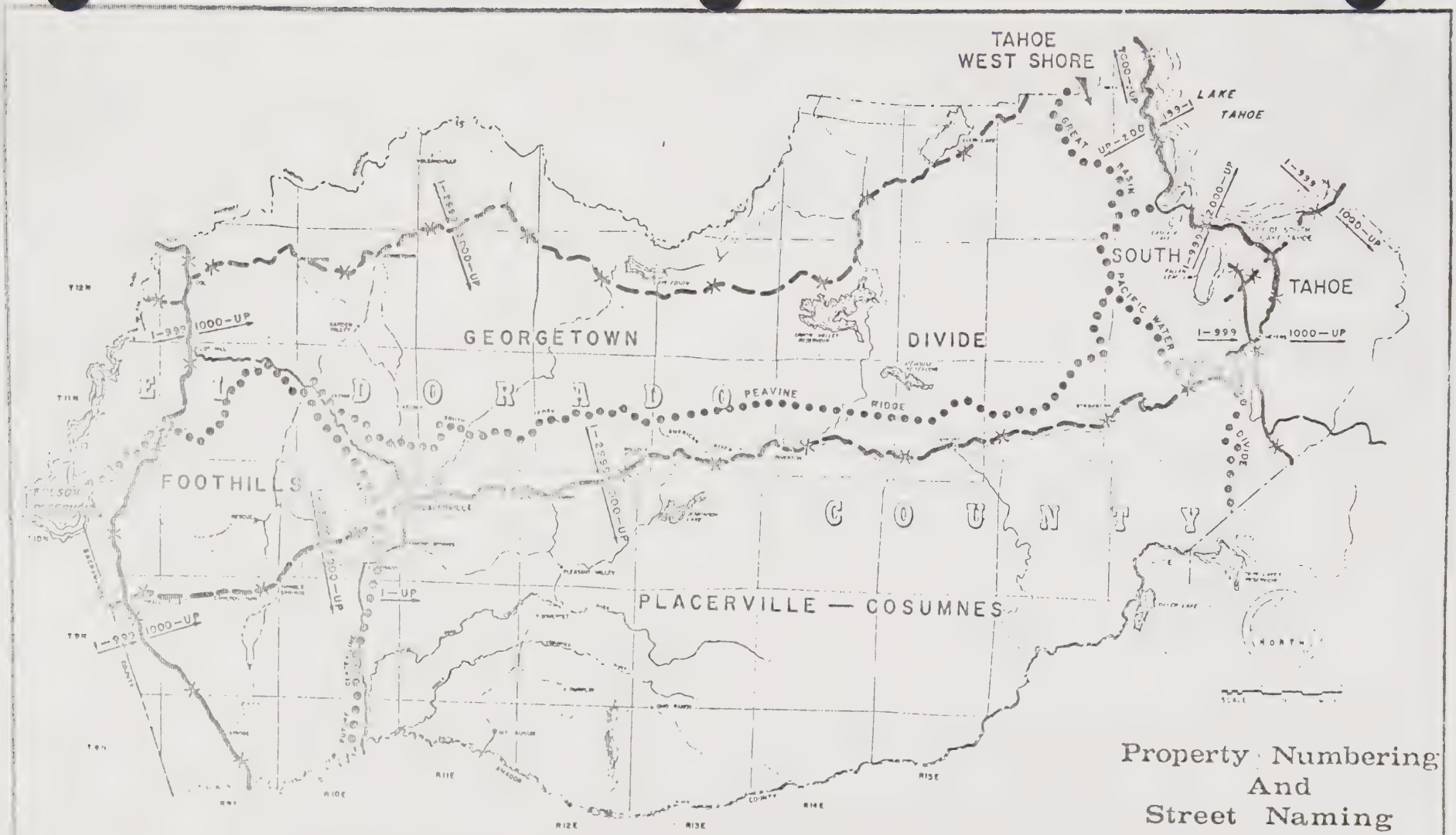
In addition, the County has also adopted a policy for the naming of private rights-of-way as follows:

1. The County is in no way responsible for private rights of way not in the County road system.

2. Services are not normally provided in these rights of way, and the County is not in a position to maintain such rights of way, place a road name sign or adopt an official name.

3. Landowners wishing to name a private right of way serving several properties may check with the County Planning Department to ascertain if the proposed name conflicts with the County Road Name Policy or duplicates existing road names in the area.

4. When a majority of the property owners along a private right of way adopts a name for such right of way after review with the Planning Department, they may notify such Department in writing of the adopted name. The Planning Department, upon receipt of the notification and of 3 sketches determining the location of the right of way, will enter the name on the list of road names and it will not be assigned to other roads, streets or rights of way. The Planning Department will also notify other interested parties, such as Assessor, Building Inspector, Fire Department concerned and the El Dorado County Sheriff's Department.



Property Numbering And Street Naming Plan

PREPARED BY
EL DORADO COUNTY PLANNING
PLACERVILLE, CALIFORNIA

HOUSING ELEMENT

Statement of Problems

A. Agricultural Uses.

1. Both ranch sizes and number are decreasing due primarily to tax increases over the past years, the increasing value of the land, and the economic outlook for particularly the livestock industry. Housing for permanent personnel on ranches is no particular problem. Small numbers of seasonal migratory workers are required on the fruit ranches at various times of the year when pruning and picking are done. However, the County zoning ordinance provides for both the possibilities of permanent housing and mobilehome housing. There appears to be no particular problem as the ranches having been in existence for a long period time have already solved their migrant and permanent housing requirements.

B. Urbanizing Recreation Areas.

1. Recreational homesite subdivisions in the rural and mountain areas are definitely not new to the County, but an increasing number of them have been and are being put on the market over the past few years and it is anticipated that they will become more numerous in the coming years as the popularity for second homes continues its trend upwards due to higher income, more leisure time and the desirability to get away from intense urban living. The potential for minor housing planning and the existing adequate regulations, building, size of dwelling and lot, etc.

C. Cities and Urban Communities.

1. The population increases in the urban areas have created a housing shortage for moderate income families employed in commercial, tourist and industrial operations, warehousing, wholesale and service activities and governmental positions. During recent years a number of subdivisions have been developed in the urban areas, providing homes in the $18,000 to $40,000 range. No particular problem exists in these higher ranges.

The critical need is for housing in the $7,000 to $18,000 range for people in the low to medium income groups approaching particularly senior citizens and the problem is to find a means to produce this housing.

D. Summary of Housing Problems

Analysis of housing conditions in the County indicates that the above statements cover the recognized problems. Factors considered were:

1. There are relatively few sub-standard homes in the County, located in a scattered pattern in rural and urban areas, and will in most cases be renovated or demolished under code enforcement as has been the trend during the past ten years.

2. The few minority group members in the County are integrated into the communities, and do not constitute true groups or represent special housing problems.

3. Although there is no public transportation service in the County, this condition does not create a problem except for those who must now commute long distances because of the lack of low cost housing in the urban areas.

4. There are no relocation problems in the County due to major construction projects.

5. Few apartments and multiple units have been constructed in the urbanized areas except for South Lake Tahoe and a serious housing condition exists in the Western part of the County, particularly for senior citizens.

Statement of Obstacles

1. Relatively high land costs, and very high construction costs for moderate and low cost housing where the demand is for a limited number of units, builders costs for transportation of materials and personnel travel are high, and profit potential is low.

2. Inadequate Federal and State financial assistance and loan programs for low cost housing.

3. Restrictive residential mortgage and loan policies related to the general area.

4. Current prohibitive interest rates on home loans.

5. Inadequate local resources for financing, or assisting in low cost housing.

6. Leadership in developing low cost housing.

7. High tax delinquencies.

Note: Land areas are available for needed housing where water, sewer, power, telephone and other services may be provided. Local codes and zoning are beneficial rather than detrimental. Financing of the needed housing is the only true obstacle.

IV Housing Objectives

1. To solicit the State of California to continue to study and legislate property tax relief programs, and so encourage and enable low and moderate income groups to purchase homes.

2. To solicit the State and Federal Governments to reduce existing high home mortgage interest rates.

3. To encourage the two cities and small townsite communities to restore their historical residential buildings and only in case of necessity to remove the dilapidated structures of historical quality.

4. To encourage the two cities and small townsite communities to either renew to or remove the sub-standard residential buildings.

5. To encourage the establishment of a Housing Authority or Housing Committee under the Board of Supervisors to intensify efforts toward reviewing and amplifying this element of the General Plan by in-depth studies of the various housing problems and presenting recommendations for solutions.

6. To encourage and seek assistance in the construction of a desirable number of homes in the urban areas in the $7,000 to $18,000 cost range within the next five years.

7. To encourage and seek assistance in the construction of low cost housing particularly in the South Lake Tahoe area which is desperately required for the low income workers presently residing in the area.

8. To find means at the earliest possible date to provide supplemental housing funds in particular cases of need through the Welfare Department or through leased housing through a housing authority.

9. To recognize its need and continue comprehensive studies and follow State legislation as it relates to modular housing and mobilehomes.

10. To encourage developers to locate and construct multiple units in close proximity to urbanized areas in order to alleviate the serious housing requirements for senior citizens.

V. Statement of Planning Activities

1. Previous Planning Activities

a. The County has adopted General Plans for all the urbanizing areas within the County which included Placerville, Diamond Springs, El Dorado, Shingle Springs, Cameron, Cedar Grove, Pollock Pines, Georgetown and the Lake Tahoe Basin. The vast majority of the County's residents are located in the above areas.

b. A Housing Task Force Committee not appointed by the Board of Supervisors has been organized with approximately 25 active members comprizing all facets of community environment. They have been industriously studying the various housing problems and will be presenting recommendations.

c. Local City and County officials have worked with F. H. A. and other Federal agencies to find methods of obtaining favorable financing methods for low and medium cost housing.

2. Future Planning Activities

a. Review State and Federal public housing legislation.

b. Review 1970 Census data related to housing and incorporate the information in revised Housing Element.

c. Assemble housing data related to building permits issued, deficiencies, vacancies, etc.

d. Prepare housing market analysis.

e. Prepare a five-year housing plan.

f. Continue housing review coordination by the Board of Supervisors, Planning Commissions, Building Inspectors, Health Officer, Social Welfare Director, Agricultural Commissioner and the Housing Task Force Committee. Recommendations to be submitted on an annual basis to the Counties and Cities.

g. Seek guidance and comments on housing problems from non-governmental agencies, such as the Chamber of Commerce, local banks, Real Estate agencies, Civic and Community groups.

h. Annual review of the Housing Element of the General Plan.

VI. Statement of Implementing Actions

1. Previous Implementation Actions

Previous actions have been set forth in the preceeding section of this report.

2. Future Implementation Actions

a. Seek financial assistance in the development of needed sewer and water facilities for all the urbanizing areas not already adequately served.

b. Encourage and solicit State legislation for increased tax incentive for increased housing for the moderate and low income groups.

c. Continue the operation of the Housing Task Force Committee or adequate replacement in the County.

d. When large Federal construction projects are pending, encourage the inclusion in the construction contracts to give maximum consideration to the employment of local people in order to minimize the housing problems due to temporary migration of outside area work.

e. Continue the comprehensive planning activities of the Cities and County Planning Commissions.

f. Recognize the problems of communities geared toward one source of employment and encourage new sources of employment as well as commuting residents.

Sewer Service Districts

El Dorado County has 7 sewer service districts in the County which serve only a very small portion of the total area. They are as follows:

1. Cameron Park Community Services
2. El Dorado County Sanitation District #1
3. El Dorado County Sanitation District #2
4. El Dorado Hills Community Services
5. Placerville Municipal Sewer District
6. South Tahoe Public Utility District
7. Tahoe City Public Utility District

For many years, the only method of sewage disposal was by the fast disappearing outhouse as it has gradually been replaced by the more modern and efficient method of septic tanks. However, it is estimated that at the higher elevations there are some 12,000 visitors living in the summer months with primitive plumbing facilities which have already produced evidence of pollution in the South Fork of the American River, which drains the forest area and eventually runs into Folsom Reservoir. Other growing communities which drain into the same basin are Camino and Pollock Pines. Shingle Springs and Georgetown are both critically in need of sewers at the present time.

It is recognized that septic tanks are not a permanent method of disposal and that eventually sewers will have to be installed if not for this reason, then most assuredly by edict from the Water Quality Control Boards.

The remaining urbanizing areas are served by sewer districts and they are Placerville, Diamond Springs, El Dorado, Cameron Park and El Dorado Hills.

In the Lake Tahoe Basin, the South Tahoe Public Utility District is completly servicing their district with one of the most advanced treatment plants in the World. The effluent is pumped out of the basin to a reservoir in Alpine County where it is then used for irrigation purposes.

The West Shore, except for the Tahoe Cedars area which is in the Tahoe City Public Utility District has not been annexed to

any district as yet, but will be included in either the Tahoe City or South Tahoe districts.

A more thorough and in-depth sewer study should be made of all the County areas that are not presently served by a sewer district. In this way, the location and number of treatment plants could be determined in order that the County does not end up with a series of small inefficient plants.

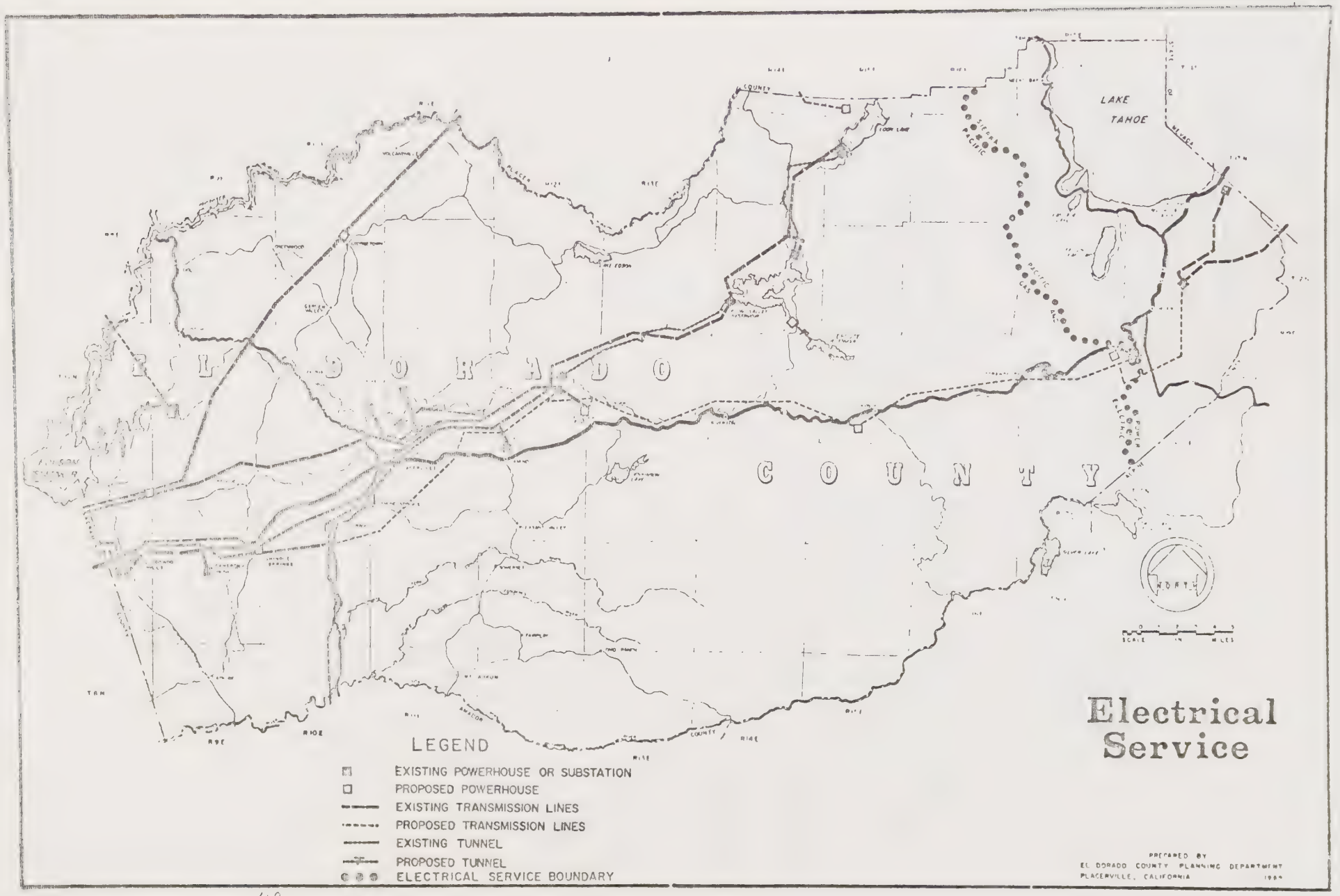
Electrical Service Areas

This element is comparatively new in a General Plan concept, but through the cooperation of Pacific Gas and Electric Company, Sierra Pacific Power Company and the Sacramento Municipal Utility District we have been able to chart future transmission lines and power house facilities.

Pacific Gas and Electric Company supplies power to the Western Slope, the Sierra Pacific Power Company to the Lake Tahoe Basin and the Sacramento Municipal Utility District have only their generating facilities in the County.

The accompanying map shows all existing transmission lines, power plants and sub-stations. Pacific Gas and Electric foresees two new transmission lines; one from the Pollock Pines area to El Dorado and the other from Pollock Pines to Echo Summit where it will tie in with Sierra Pacific Power Company lines. Six new sub-stations are proposed for Shingle Springs, El Dorado, Georgetown, Pollock Pines, Silver Fork and Echo Summit.

Sacramento Municipal Utility has only one more proposed power plant and that is to be at Ice House.


LAKE
TAHOE
E L D O R A D O
C O U N T Y
NORTH
SCALE IN MILES
LEGEND
EXISTING POWERHOUSE OR SUBSTATION
PROPOSED POWERHOUSE
EXISTING TRANSMISSION LINES
PROPOSED TRANSMISSION LINES
EXISTING TUNNEL
PROPOSED TUNNEL
ELECTRICAL SERVICE BOUNDARY
Electrical Service
PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE, CALIFORNIA 1984

'19

Open Space Lands

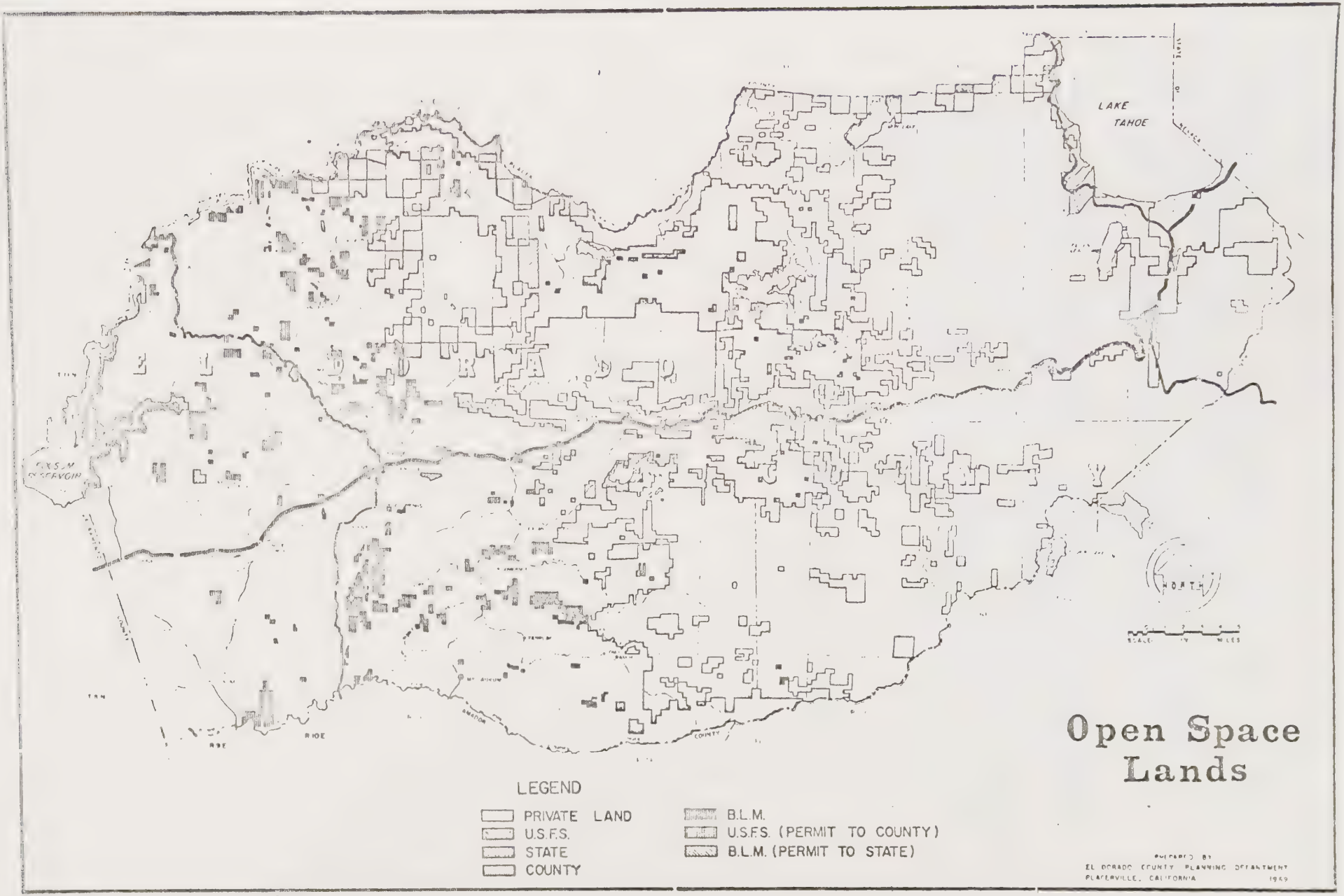
A great many of the highly urbanized counties in California are crying for open space, but such is not the case in El Dorado County. Approximately 54% of the land area within the County is under public ownership. The Eldorado National Forest has the largest ownership followed by U. S. Bureau of Land Management, State of California and the County of El Dorado.

From the accompanying map, it is quite apparent that the ownership pattern of the National Forest is not contiguous as most people believe. It is interspersed with private ownership but fortunately most of the parcels are held by the two large lumber companies, Michigan-California and American Forest Products. The Forest Service has instigated a program to exchange isolated parcels or parcels no longer desired for parcels located within the major forest boundaries which will thereby help them to consolidate their holdings. The exchange program is practically complete for the Tahoe Basin and the new western boundary line has now been established. This new line is shown on both the Recreation Plan and the General Plan. The Forest Service also hopes to exchange lands with the lumber companies in order that all parties concerned can have more consolidated ownerships.

The U. S. Bureau of Land Management still has considerable holdings in El Dorado County. While a great many of the parcels are located within future reservoir sites, a considerable number are isolated and serve no public interest at all. It would be desirable if these could be acquired by private interests and then placed on the tax rolls.

Most of the State owned lands are contained within the State Parks of D. L. Bliss, Coloma, Emerald Bay, Folsom and Sugar Pine Point. The University of California has a large holding, Blodgett Memorial Forest, on the Georgetown Divide.

County of El Dorado major holdings are the four airports and the new County Government site in Placerville.



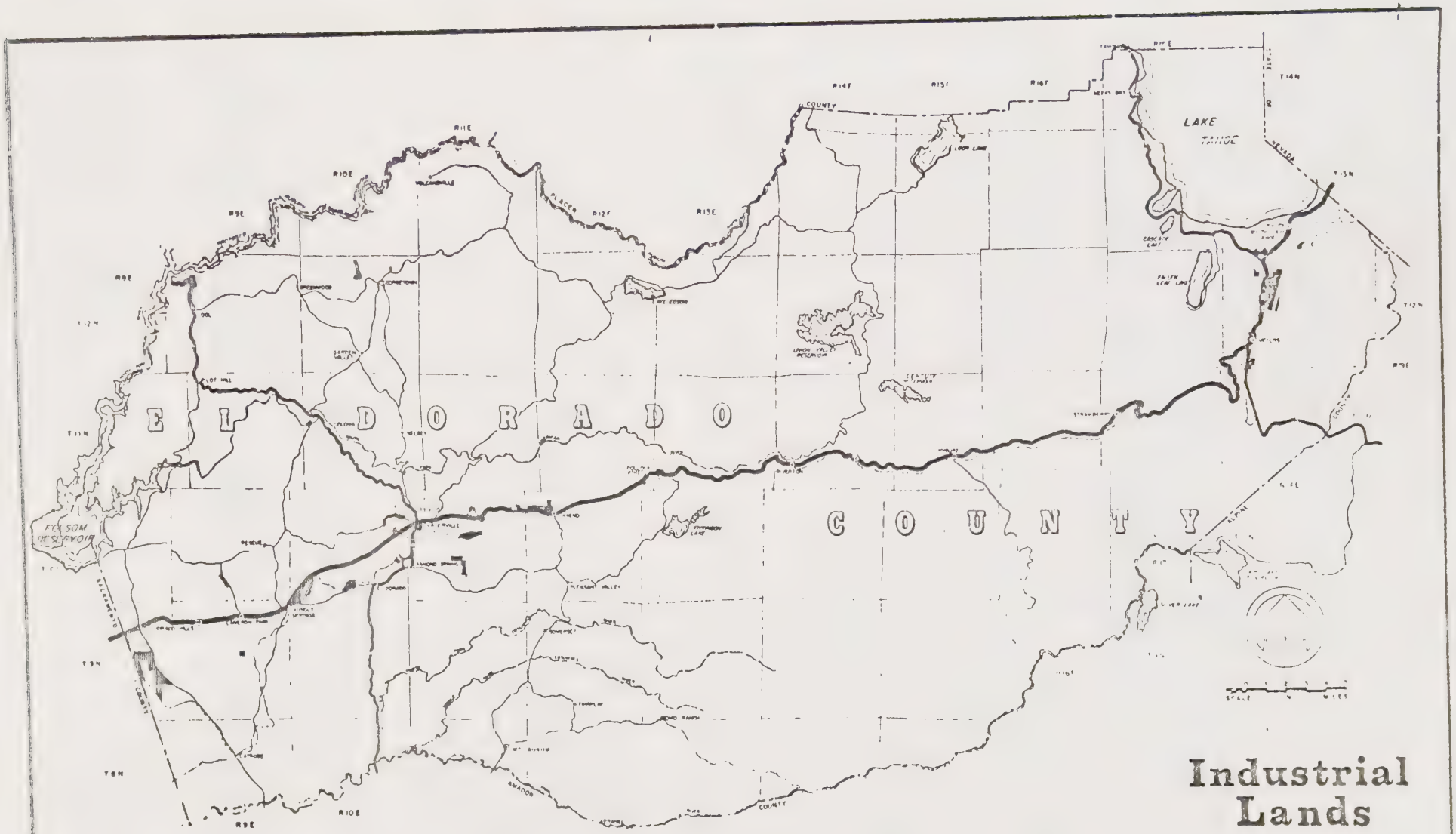
Open Space Lands

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PLACERVILLE, CALIFORNIA 1969

Industrial Lands - Unfortunately El Dorado County has very few established industries, but it is hoped that through the efforts of all persons concerned that other industries can be persuaded to settle in the County. A good slogan to use would be "Locate your business where your employees like to live".

Over the past eight years, the County has been placing all existing industry in an industrial zone and where suitable has provided additional zoned lands for expansion. A new industrial park in Diamond Springs is presently being developed by a group of private citizens and the first industry has already moved in. In the previously adopted General Plans for all the urbanizing areas, ample potential industrial lands have been provided.

There are approximately 1700 acres zoned industrial at the present time which does not include the acreage of the industrial lands within the two cities.


E L D O R A D O
C O U N T Y
LAKE
LEGEND
EXISTING
PROPOSED
Industrial
Lands

511

Circulation and Average Daily Traffic

Most of the roads in El Dorado County are still following the old trails blazed by the miners in the gold rush days. Sharp curves and some of the steeper grades have, of course, been replaced. Gradually, especially during the past few years, newer and shorter alignments between established communities have replaced the old roads.

On the accompanying map you will find the road classifications broken into existing and proposed freeways or expressways, including their interchanges, existing and proposed major thoroughfares and existing and proposed minor thoroughfares.

The State Highway Commission has adopted all freeway routes shown except for State Highway 49 from Logtown south to across the proposed Nashville Dam, and for State Highway 89 across Emerald Bay. The map shows these routings because the County feels that these two routings are the best for all County interests.

Several important main thoroughfares have been constructed through the Cameron Park and El Dorado Hills developments during the past few years and more will be added as development occurs.

Both the Folsom and Auburn reservoirs have created a great lengthy barrier between this County and Placer County. It is imperative that another bridge be built on Folsom Reeservoir at the Shirttail Crossing on the Middle Fork of the American River. In this way, the large park complexes being developed by the State on the two reservoirs will have adequate circulation and will provide means for wildland fire protection and suppression on the Folsom Peninsula; a way for possible sewage export at a later date.

Two additional crossings of the Auburn Reservoir will also be necessary for adequate circulation and fire protection - one at the old Ruck-A-Chucky crossing north of Greenwood and the other over the upper reaches of the reservoir at Volcanoville. A possible proposed over the North Fork of the Cosumnes River would connect Sand Ridge Road with Oak Hill Road and not leave us another isolated peninsula like we have at Folsom.

The U. S. Forest Service, Michigan-California Lumber Company and the County have almost completed the circulation pattern in the Crystal Basin Recreation Area. An extension of Ice House Road to Wall Hole Reservoir in Placer County and over

to Soda Springs on Interstate 80, is under construction. The important connection of Wentworth Springs Road to Ice House Road is planned for the future, as well as a new road to Lake Tahoe at McKinney Bay from Loon Lake. Another recreational loop road is proposed by the Forest Service to Ice House Reservoir to Wrights Lake and then back to U. S. Highway 50. All the roads through the higher mountains from U. S. Highway 50 to State Highway 89 on the southern County boundary line will more or less follow the existing roads and will be built by the U. S. Forest Service at some future date.

The State has adopted the shorter tunnel route at Echo Summit, but the County strongly feels that the longer tunnel from Twin Bridges to the floor of the Valley should be the route, as this would, in most cases, eliminate the necessity of putting on chains. Both routes have been shown on this map until the issue has been settled.

Recently, the County completed Pioneer Trail from Meyers through Sierra House area to Stateline and the Johnson family completed Al Tahoe Boulevard which connects U. S. Highway at Al Tahoe to the Sierra House area, both of which have provided the traffic snarled south end of the lake with two much-needed by-pass roads.

The City of South Lake Tahoe has strongly objected to the proposed and adopted route for State Highway 89 going through their meadow lands of the Upper Truckee River, so the State is restudying several alignments. Therefore, the map shows the route continuing on the present alignment by the Airport and through the Tahoe Valley area.

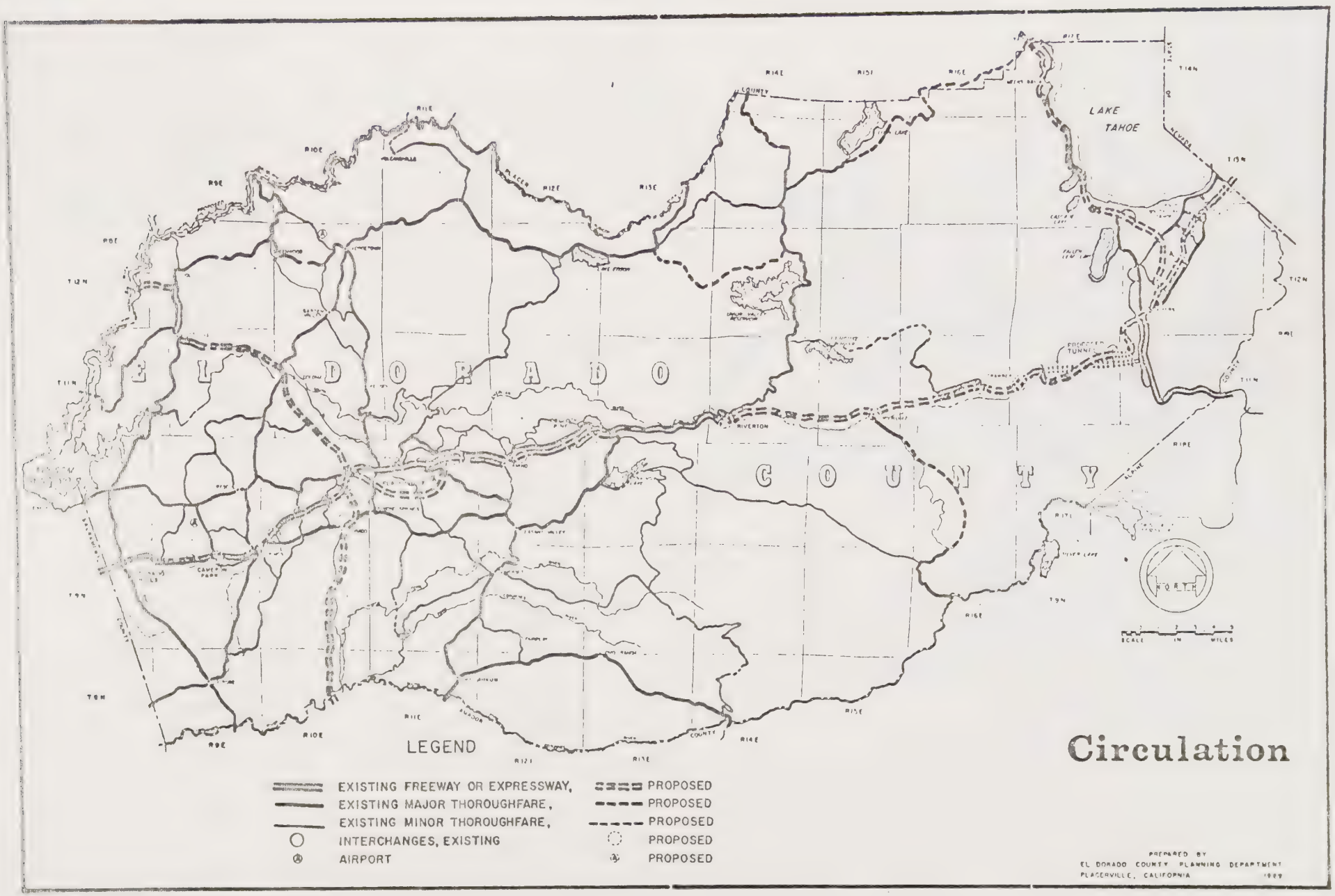
Average Daily Traffic - The ADT map representing the Average Daily Traffic on the main roads show the state highways in white and the County roads in solid black and the width of the line represents the traffic count. U. S. Highway 50 carries from 7,000 to 24,000 automobiles per day with the highest concentrations located at Placerville and State Line.

State Highway 49 carries from 400 to 3,000 per day with exception of the stretches within the City of Placerville where the count is up to 7,000.

State Highway 89, during the summer months, averages from 1,000 to 3,000 per day except for the portion in

Tahoe Valley within the City of South Lake Tahoe where the count if 11,000 per day.

The County roads average from 200 up to 7,000 riders per day. A study of this type quickly points up where people travel and the need for improving sub-standard roads that receive great amounts of traffic.



Circulation

544



NOTE:
TRAFFIC COUNTS TAKEN FROM 1967 & 1968 RECORDS OF CALIFORNIA DIVISION OF HIGHWAYS, EL DORADO COUNTY PUBLIC WORKS, THE U.S. FOREST SERVICE & THE CITY OF PLACERVILLE.

SCALE — MILES

ROAD IDENTIFICATION

1. BLACK OAK MINE RD
2. CABLE RD
3. CARSON RD
4. EL DORADO HILLS BLVD
5. GARDEN VALLEY RD
6. GREEN VALLEY RD
7. LAKEHILLS DRIVE
8. LAKE TAHOE BLVD
9. LARSEN DRIVE
10. MISSOURI FLAT RD
11. NORTH SHINGLE RD
12. PLEASANT VALLEY RD
13. SAWMILL RD
14. SLY PARK RD
15. SNOWS RD
16. UNION MINE RD
17. UNION RIDGE RD

TRAFFIC SCALE

COUNTY ROADS: 200, 400, 600, 1000, 2000, 3000

STATE HWY'S: 200, 400, 600, 1000, 2000, 3000

U.S. HWY 50: 7000, 9000, 11000, 12000, 14000, 15000, 24000

AVERAGE DAILY TRAFFIC

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PLACERVILLE, CALIFORNIA 1969

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Population

It is interesting to note from the following tabulation that the County has not as yet overtaken the population figures for 1850, but we are getting close. It is also interesting to note that of the 50,000 population in 1850, 10,000 of them were Chinese workers. Also, at that time there was only a total population of 65,000 in the entire State of California.

YEAR	POPULATION
1850	50,000
1860	20,500
1900	9,000
1910	7,500
1920	6,500
1950	16,206
1960	29,390
1965	43,805
1969	47,500
1985	120,000

The following map shows the population distribution based on the 1965 Special Census with each dot representing 100 persons.

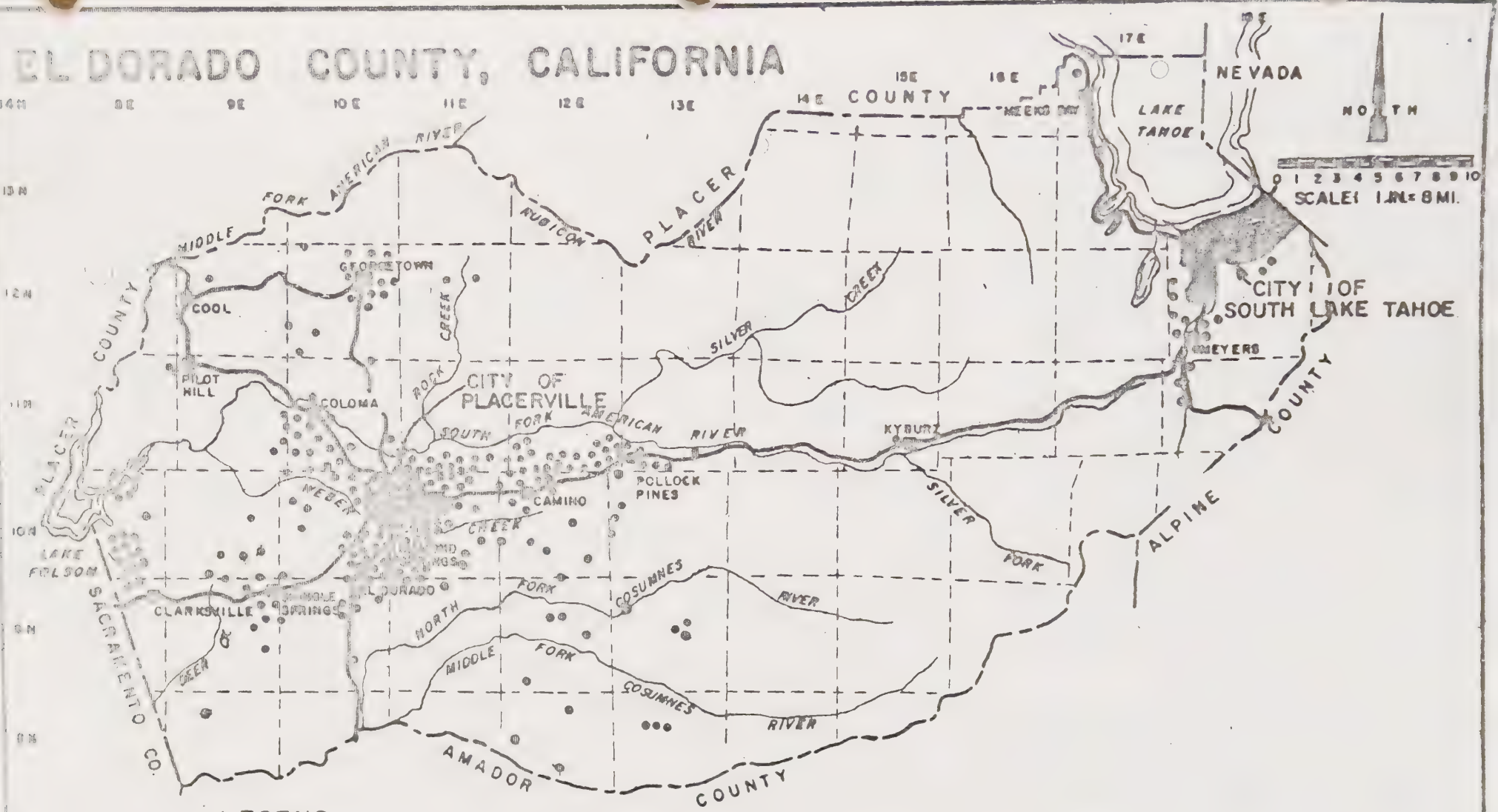
For the first time, El Dorado County has been included in a Standard Metropolitan Statistical Area and in 1970, we will be part of the Sacramento area which will consist of Sacramento, Yolo, Placer and El Dorado counties. In order to qualify, we had to designate 15 Census Tracts containing between 2500 and 8000 inhabitants, but averaging around 4000 each. This would replace the old five County Census Divisions for which all the previous census figures were compiled. When you are part of a statistical area more detailed information is gathered which will be of great benefit to the County. The new tracts were located so as to be in separate planning areas. For example, El Dorado Hills is one tract and Cameron Park is in another one. Of course, separate figures are always provided for the incorporated areas.

The following tabulations show where the approximate growth pattern will occur.

1970 Census Division	April 1960	August 1965	1980
American River	4,259	4,796	13,000
Georgetown Divide	2,458	3,041	7,000
Lake Valley	7,897	16,175	50,000
Placerville	8,142	9,494	21,000
Rescue-Fairplay	6,634	10,299	29,000
Totals	29,390	43,804	120,000
City of Placerville	4,439	4,956	
City of South Lake Tahoe		14,427	

1970 Census Tract Nos.	August 1965	1980
301	3,100	6,000
302	2,900	7,000
303	3,500	7,000
304	5,000	10,000
305	1,675	20,000
306	2,569	7,000
307	1,723	10,000
308	1,710	6,000
309	1,600	5,000
310	2,385	6,000
311	3,831	8,000
312	3,102	6,000
313	3,511	8,000
314	2,958	7,000
315	4,241	7,000
Totals	43,805	120,000

EL DORADO COUNTY, CALIFORNIA

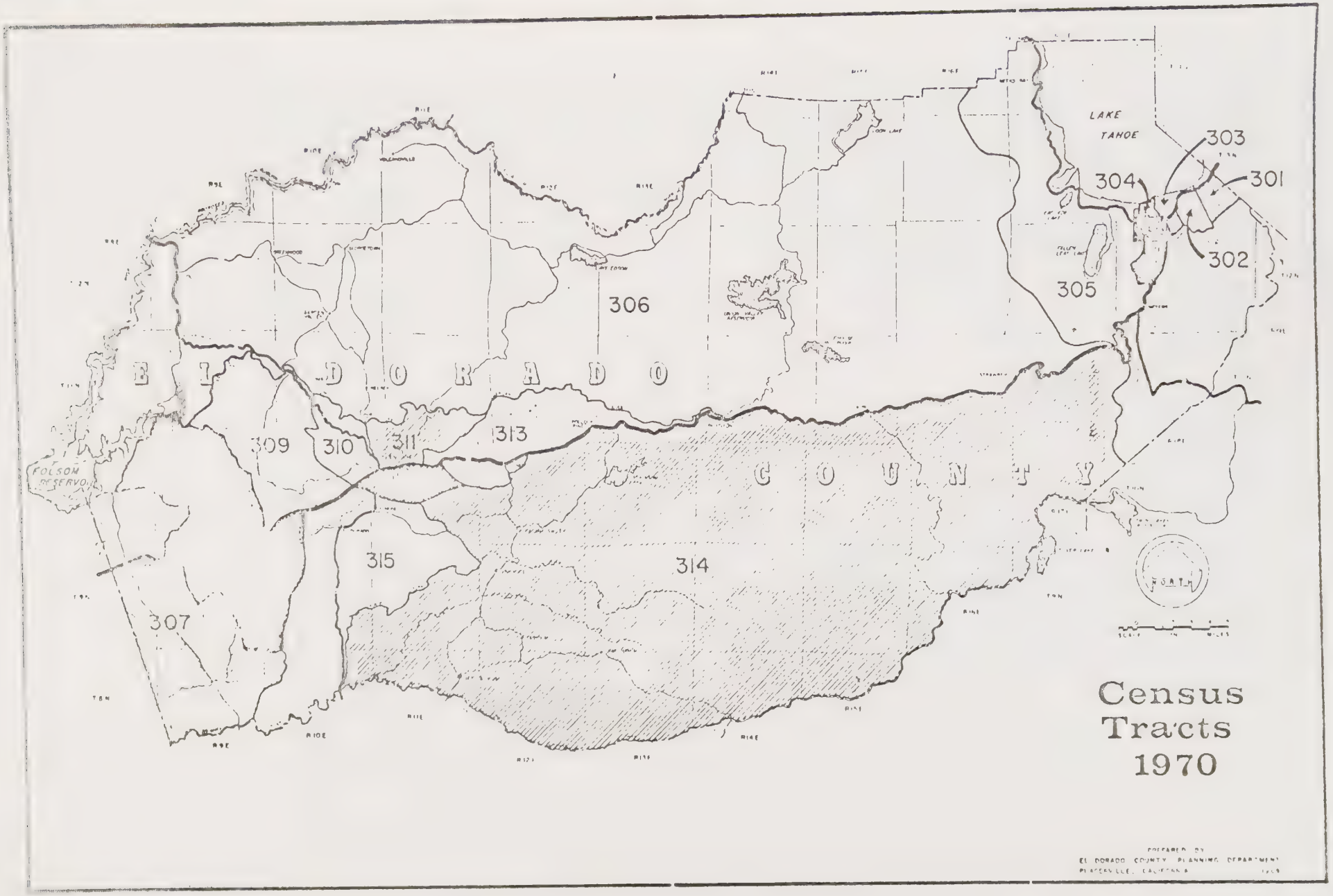


LEGEND

- 100 PEOPLE
- CITY OF PLACERVILLE 5,500
- CITY OF SOUTH LAKE TAHOE 14,500

EXISTING DISTRIBUTION OF POPULATION

SOURCE: 1960 SPECIAL U.S. CENSUS


LAKE TAHOE
303
304
301
302
305
306
EL DORADO COUNTY
309
310
311
313
315
314
307
FOLSOM RESERVOIR
NORTH
Census Tracts 1970
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PLACERVILLE, CALIFORNIA

School Districts

At the present time, El Dorado County is divided into 16 school districts representing 13 elementary districts, 2 combined elementary and high school and 1 high school district. They are as follows:

DISTRICT	TYPE
Buckeye Union	Elementary
Camino Union	Elementary
El Dorado High School	High School
Georgetown Divide Union	Elementary
Gold Oak Union	Elementary
Gold Trail Union	Elementary
Indian Diggins	Elementary
Lake Tahoe Unified	Elementary/High School
Latrobe	Elementary
Mother Lode Union	Elementary
Northside Union	Elementary/High School*
Pioneer Union	Elementary
Placerville Union	Elementary
Pollock Pines	Elementary
Rescue Union	Elementary
Silver Fork	Elementary

* High School contracted out to Auburn High School District

Several times unification of the districts located in the Western Slope has been proposed but it has always lost. Whenever tax rates are too prohibitive or several lucrative industries are located in several districts, then will unification become a fact.

Subdividers have been most cooperative in reserving future school sites within their developments after consultation with the local school authorities. A number of future sites have already been purchased by some of the districts. It is only by this method that we can ensure an orderly growth in the right direction for our school system.

STUDENT ATTENDANCE IN

EL DORADO COUNTY PUBLIC SCHOOLS

YEAR	WESTERN EL DORADO COUNTY	LAKE TAHOE	TOTAL COUNTY
1953	2,916	216	3,132
1954	3,132	287	3,419
1955	3,186	331	3,517
1956	3,240	406	3,646
1957	3,546	586	4,132
1958	3,758	862	4,620
1959	4,203	1,203	5,406
1960	4,748	1,790	6,538
1961	5,197	1,968	7,165
1962	5,656	2,225	7,881
1963	6,027	2,330	8,357
1964	6,732	2,741	9,473
1965	7,245	2,975	10,220
1966	7,570	3,308	10,878
1967	7,704	3,184	10,888
1968	7,750	3,158	10,908
1969	7,878	3,215	11,093

ECONOMIC BASE AND EMPLOYMENT

Economic Base - Last year, the Sacramento Regional Planning Commission hired the Riches Research, Inc. to make an in-depth study on population, employment and economic base analysis. Their most interesting figures were for the Recreation-Retirement category which consists of a variety of sources of economic activity associated with both leisure and business. Activities included in the category are tourism, second homes and retirement.

At the present time, the Lake Tahoe area leads the County in this category, but the Western Slope is growing in popularity as a place for second homes and additional recreation facilities have been built or being planned by both the U. S. Forest Service and the State of California.

In recent years, recreation and tourism has been one of the major growth industries in the United States. Highways have been greatly improved permitting easy access to scenic areas which previously required long, tiring drives over narrow, winding two-lane roads. Simultaneously, higher incomes and more leisure time have allowed people to devote a larger proportion of their time to recreation. In the future a larger number of people will have even more time and money to spend, and roads will be further improved. Consequently, the demand for recreation and tourist facilities is expected to greatly expand in those areas which offer interesting historical sites and natural scenic beauty.

It is estimated that El Dorado County has 3,800,000 tourists per year at the present time and this will increase to 8,000,000 in 1980 and to 14,000,000 in 1990.

It is also estimated that at the present time there are 8,300 second homes in the County which will increase to 13,000 in 1980 and to 17,000 in 1990.

The four major sources of economic activity in El Dorado County are Resources, Government, Manufacturing and Recreation-Retirement and the following table shows that our economic base is dominated by the recreation-retirement category which, of course, includes the recreation activities and gaming lure of Stateline in the Tahoe Basin.

SOURCE	AMOUNT 1966	PERCENTAGE
Resources	17,000,000	30%
Government	6,000,000	7%
Manufacturing	5,000,000	6%
Recreation-Retirement	56,000,000	73%
Totals	$ 84,000,000	100%

In the five County Survey, which included El Dorado, Placer, Sacramento, Yolo and Sutter counties made by Riches Research, Inc., El Dorado County's share of contributions to the economic base amounted to 21% of the five county total of $1,710,000,000 and by 1990, the entire five county contribution will total $6,010,000,000 of which recreation-retirement consisting of $2,100,000,000 will represent 34% of the economic base and this County can expect to receive a vast amount of it.

Employment - The following community labor market surveys of the Western Slope and Lake Tahoe area were prepared by the State Department of Employment.

Employment by Industry

Western Slope:

Industry	July 1968	July 1967
Agriculture, forestry & fisheries	300	300
Mining	125	150
Contract construction	250	275
Manufacturing		
Lumber & wood products	550	525
All other manufacturing	150	150
Transportation, communications & utilities	375	350
Wholesale & retail trade	1,375	1,375
Finance, insurance & real estate	300	300
Service	875	850
Government	1,625	1,600
Totals	5,925	5,875

Note: Employment figures include wage and salary workers, self-employed, unpaid family workers and domestics.

Government - includes all civilian employees of Federal, State and local governments, regardless of the activity in which employees are engaged.

Employment by Industry

Lake Tahoe Area:*

INDUSTRY	July 1968	July 1967
Agriculture, forestry, fisheries & mining	25	25
Contract construction	1,025	750
Manufacturing	150	150
Transportation, communications & utilities	425	425
Wholesale & retail trade	2,025	2,000
Finance, insurance & real estate	600	625
Service	8,450	8,375
Government	750	725
Totals	13,450	13,075

Note: Employment figures include wage and salary workers, self-employed, unpaid family workers and domestics.

Government - includes all civilian employees of the Federal, State and local governments, regardless of the activity in which employees are engaged.

Placerville is the county seat of El Dorado County and the largest city in the western half of the county. The city is located about halfway between Sacramento and Lake Tahoe and is a stopping point for those traveling to snow areas during the winter months and to lakeside mountain resorts during the summer. The principal manufacturing industry is lumber and wood products, but more job opportunities are available in service industries and in government, particularly during the summer months. Most communting is done by private car. There is no local public transportation, but Greyhound Bus Lines provides transportation to adjacent communities. The Southern Pacific Railroad and several trucking companies handle freight going into and out of the city.

Employment in the Western Slope area is highly seasonal with peak employment usually occurring in August or September. The number working in lumber and wood products may vary significantly even during the peak period because of changes in market and weather conditions. Job opportunities in government, trade and

*Figures are for the entire Lake Tahoe Basin with an estimated population of 30,000 of which over approximately 17,000 are located in El Dorado County.

service industries expand during the summer months and in recent years, there has been some trade created by winter sports enthusiasts. During the winter months, there is a large surplus of unskilled and unskilled workers; and although this situation is reduced during the summer it does not disappear. Shortages exist in occupations requiring college education or professional or technical experience. Construction workers, bartenders, and culinary workers are mostly union members. The majority of workers who are employed in casinos belong to unions while those employed in lodging establishments do not.

The population growth in the community which occurred in the early 1960's has slowed significantly. Job cutbacks in aerospace industry and [illegible] declines in construction have caused many workers to leave the area. There has been some increase in manufacturing from the 1967 level, but the number working in the industry is [illegible] only two thirds of the 1965 level. Most of the growth in employment during the last two years, services and government. There has been continued development of recreational facilities in the county, and there may be some secondary effects in the Placerville community. The 1967 pear tonnage was less than half of the 1966 crop, but the 1968 crop was excellent. The roadside sale of apples and an apple festival during the fall months continue to attract tourists. Residents of the area have formed an economic development corporation to develop an industrial tract in Diamond Springs. If this venture is successful, new jobs should be created in the community during the next few years.

Employment in the South Shore of Lake Tahoe is primarily oriented to the gaming industry, tourist and the related support industries of trade and services (motels, hotels, restaurants and the like) and the supporting retail uses required to serve the year-round population.

A relatively high average unemployment has been a continuing problem in the County. In a nine year period between 1960 and 1968, the total work force increased by 2,650 (from 9,850 to 12,500) or 27 percent, the total number of jobs by 2,250 (from 8,900 to 11,150) or 14 percent and the total number of unemployed by 400 (from 950 to 1,350) or 42 percent. It is interesting to note that the two years used for comparison are the lowest averages for the entire nine year period during which time the annual figures have gone above 15.5 percent. Average unemployment for the entire nine year period is in excess of 13 percent.

A total of 67.5 percent of the employed are in Non-manufacturing categories. During the period from 1960 to 1968, employment decreases are recorded in agriculture (down by 250 jobs), manufacturing (down by 150 jobs), lumber-wood-food & kindred (down by 75 jobs), contract construction (down by 625 jobs). All other areas of employment are up proportionately with mining and seasonal agriculture remaining constant and low. Employment by government is the area of greatest growth showing an increase of almost 90 percent (from 975 in 1960 to 1,950 in 1968).

The basic economic generators of the County are significantly seasonal in nature in the fields of tourism/recreation, forest products, and agriculture and historically cause a sizeable fluctuation in the unemployment ratio during the year. For example, unemployment during 1968 ranged from a February high of 17.4 percent to a September low of 5.7 percent. 1968 was not a typical year. Range for 1967, for example, showed a February high of 23 percent and a September low of 6.4 percent.

While no one cares to make a point of it, Government employment is a large and increasing element of employment, and could reach 3,000, by conservative estimate, in another generation, as compared to about 2,000 today. This is particularly likely in view of the fact that the County's swing toward a recreation-oriented economy will involve increasing numbers of public jobs in outdoor recreation, traditionally an area in which private enterprise has lacked interest. (There are, however, numerous opportunities for profitable development of recreational facilities in the County, including ski areas, swimming pools, hunting clubs, convention facilities, and weekend home developments, which can be expected to boost "service" jobs to more than 6,500 by 1985.)

A 1985 labor force of 23,000 is indicated, as labor force today stands at about 13,000, representing approximately 35% of the estimated population. As the elderly, recreational, and commuter populations are all expected to increase proportionately during the next decades, the labor force might shrink to less than 30% of the population. In that case, 23,000 workers would produce a total population of nearly 90,000 by 1985. The non-voting residents might comprise an additional 30,000 people (as indicated by the Tahoe Plan), so that the total supply of housing and supporting elements will have to be planned for

120,000 people. This is the population which will be used for planning purposes. If later census counts develop a greater or lesser population than the foregoing estimate, the Plan's target date can be moved forward or backward from 1985 to compensate for them.

Rate of growth for the County as projected by the State of California puts El Dorado among the top counties in the State. By 1975, it is estimated that population will have increased to 70,000. Today's labor force represents 36 percent of the population and needs to be adjusted to estimate future employment, since major portion of the increase of people relates to bedroom habitat in the Eastern and Western segments of the County. By adjustment, we use a 30 percent factor to determine that employment in the County will have to increase to a total of 20,000 to support the anticipated population in 1975. This in essence means the creation of 7,500 new jobs.

Number of jobs required to reduce unemployment to 4 percent computation:

1.	1968 average rate of unemployment (10.9 percent) applied to average work force of 12,500.	1,350
2.	4 percent of 1968 work force of 12,500.	500
3.	Difference, indicating number of jobs required.	850

Summary of Job Needs:

1.	To reduce unemployment to 4 percent	850
2.	To meet normal growth in labor force	7,500

GENERALIZED EXISTING LAND USE

Land use patterns in El Dorado County have strongly followed the early historical transportation corridors that were established 120 years ago when gold was discovered and later on after the "Comstock" exerted its influence.

The urbanizing trend follows closely the Pony Express Trail and the old Carson, Placerville Road which is present U. S. Highway 50. Even the large new developments are closely identified with U. S. Highway 50. The pattern can be thought of as a corridor type form of land use.

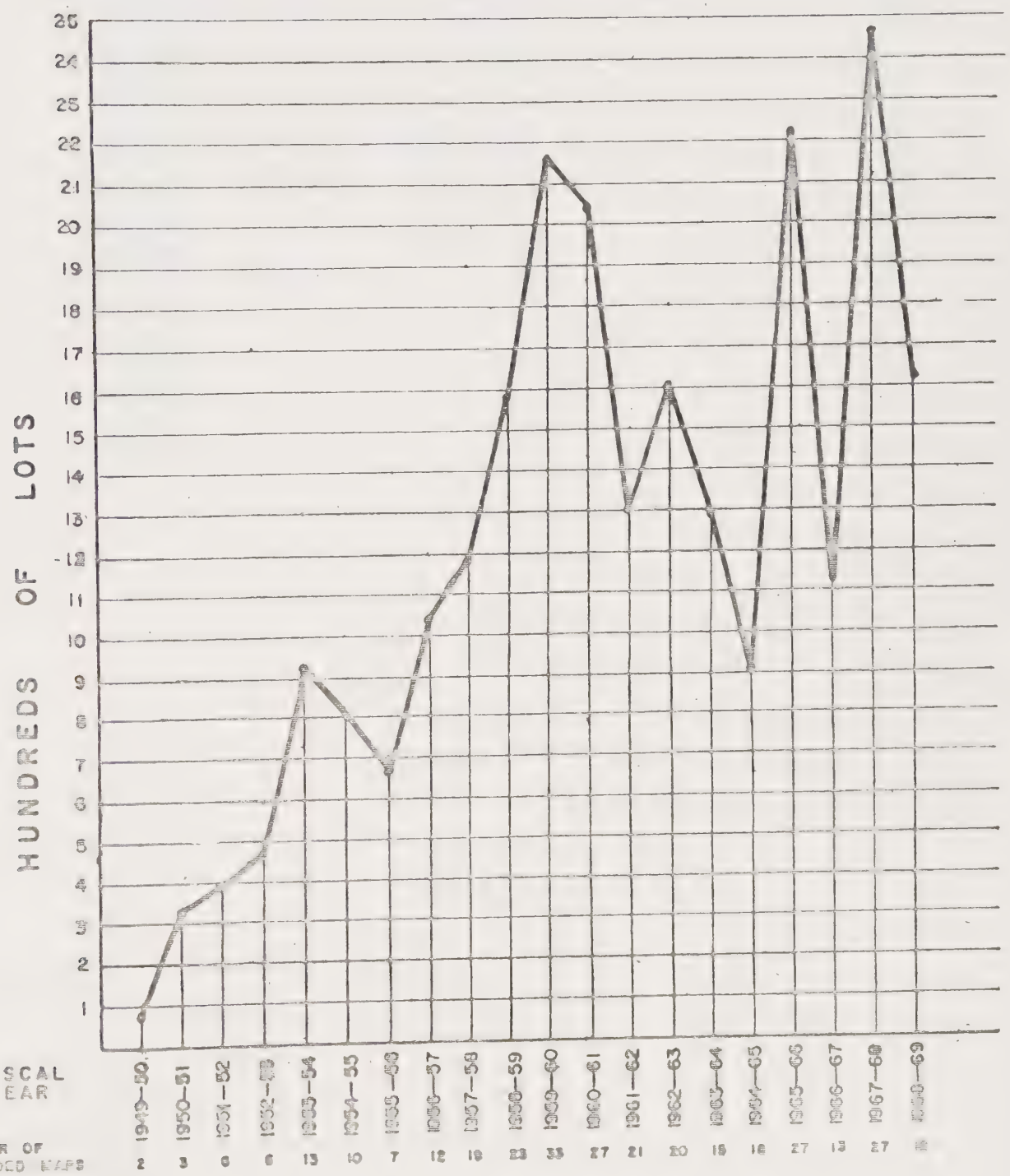
The flatter lands in the Tahoe Basin have almost totally been developed except for the marshy meadowlands and very little urbanizing has been done on the mountain slopes primarily due to difficult access and feasibility of snow removal.

The balance of the County is fairly evenly divided between the open space lands of the U. S. Forest Service and major lumber companies on the higher elevations and the rural residential and agricultural uses on the lower elevations of the Western Slope.

With the exception of the old established townsites, and only U. S. Highway 50 and State Highway 49, the pattern of land use has been one of scattered intensified agriculture and of rural estates of one acre or more in size. With the establishment of the Land Conservation Agreements, agriculture is now fairly identifiable with the preserves themselves and the balance of the land is given over to the various sizes of rural estates.

The potential for future development of all types of agricultural, residential, commercial and industrial are unlimited and represent great opportunities, as we have the necessary space, climate and resources.

SUBDIVISION ACTIVITY



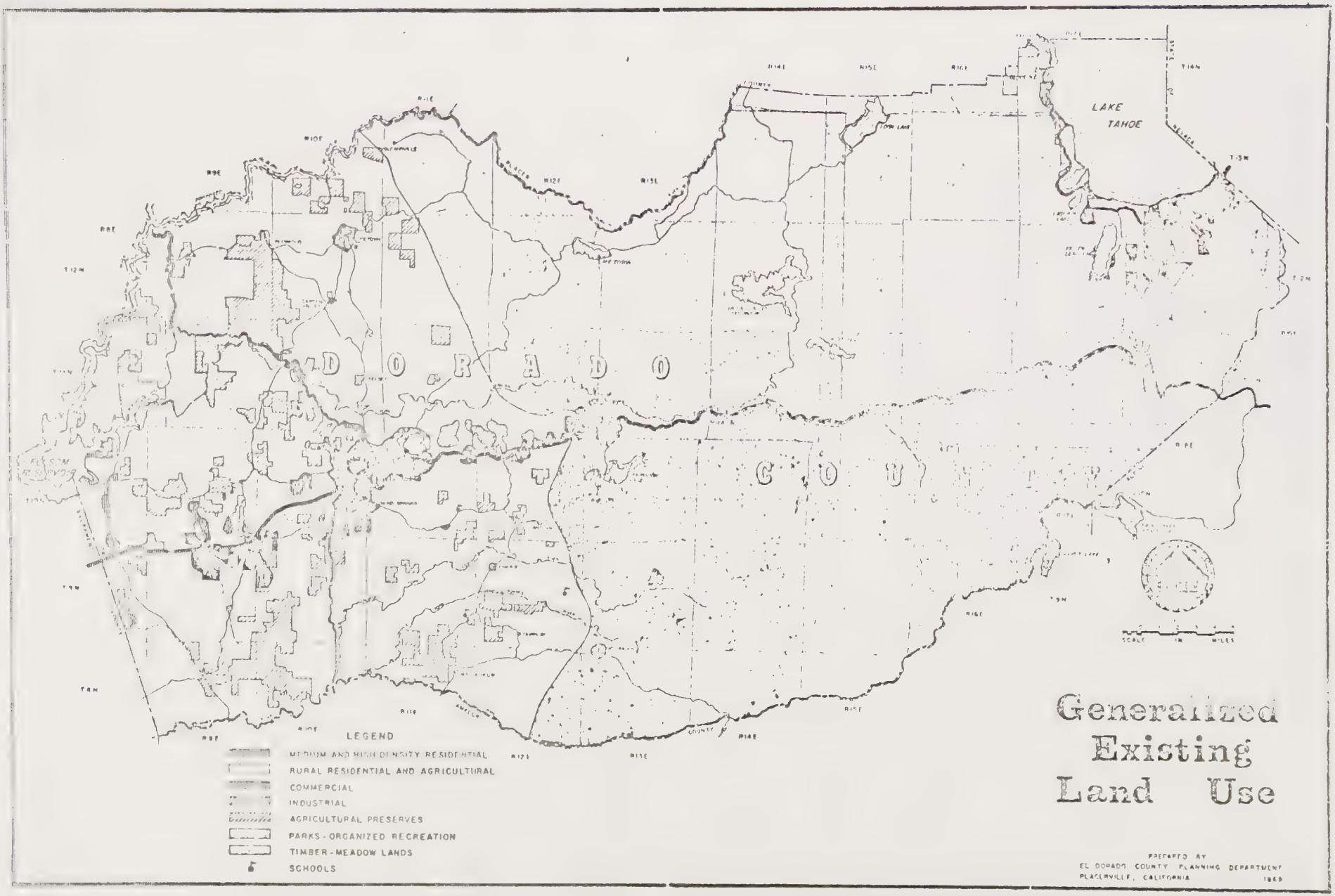
SUBDIVISIONS

FISCAL YEAR	FINAL MAPS APPROVED	NUMBER OF LOTS
1949-50	2	70
1950-51	3	330
1951-52	6	391
1952-53	6	465
1953-54	13	930
1954-55	10	807
1955-56	7	668
1956-57	12	1045
1957-58	19	1180
1958-59	23	1588
1959-60	33	2162
1960-61	27	2044
1961-62	21	1304
1962-63	20	1610
1963-64	15	1301
1964-65	18	907
1965-66	27	2227
1966-67	13	1127
1967-68	27	2473
1968-69	18	1627

EL DORADO COUNTY BUILDING PERMITS*

Fiscal Year	Number of Permits	Total Valuation
1962-63	2276	$24,781,675
1963-64	2474	24,590,224
1964-65	3148	22,552,473
1965-66	2448	18,547,556
1966-67	2806	12,940,021
1967-68	2919	10,034,137
1968-69	3294	15,171,182

*Includes City of South Lake Tahoe and City of Placerville


LAKE TAHOE
EL DORADO COUNTY
LEGEND
MEDIUM AND HIGH DENSITY RESIDENTIAL
RURAL RESIDENTIAL AND AGRICULTURAL
COMMERCIAL
INDUSTRIAL
AGRICULTURAL PRESERVES
PARKS - ORGANIZED RECREATION
TIMBER - MEADOW LANDS
SCHOOLS
Generalized Existing Land Use
PREPARED BY
EL DORADO COUNTY PLANNING DEPARTMENT
PLACERVILLE, CALIFORNIA
1969

SOURCE OF MAP INFORMATION AND ACKNOWLEDGMENTS

1. Elevations
   a. United States Geological Survey Topographic Maps

2. Average July Temperature
   a. Fearon Atlas of California

3. Average January Temperature
   a. Fearon Atlas of California

4. Rainfall/Snowfall
   a. Fearon Atlas of California

5. Watersheds
   a. United States Geological Survey Topographic Maps

6. Land Slopes
   a. United States Geological Survey Topographic Maps
   b. El Dorado Irrigation District
   c. Auburn Dam Area Plan (Prepared by El Dorado and Placer counties)
   d. Impact Study Auburn Dam (Prepared by Wilsey & Ham)

7. Water Development
   a. El Dorado County Water Agency & Committee
   b. El Dorado County Irrigation District
   c. U. S. Bureau of Reclamation
   d. California Water Plan

8. Water Service Areas
   a. El Dorado County Health Department
   b. Respective Water Companies & Utility Districts

9. Agricultural Uses
   a. El Dorado County Agricultural Commissioner
   b. El Dorado County Farm Advisor
   c. U. S. Soil Conservation Service

10. Soils
    a. U. S. Soil Conservation Service

11. Geology
    a. State of California Division of Mines and Geology

12. Agricultural Preserves
    a. Land Conservation Agreements

13. Fire Protection
    a. El Dorado County Fire Chiefs' Association
    b. State of California Division of Forestry
    c. Eldorado National Forest

14. Property Numbering
    a. El Dorado County Department of Planning

15. Sewer Districts
    a. Respective sewer and utility districts

16. Electrical Service Areas
    a. Pacific Gas and Electric Company
    b. Sierra Pacific Power Company
    c. Sacramento Municipal Utility District

17. Open Space
    a. Eldorado National Forest
    b. U. S. Bureau of Land Management
    c. El Dorado County Planning Department

18. Industrial Lands
    a. El Dorado County Planning Department

19. Circulation
    a. El Dorado County Department of Public Works
    b. El Dorado County Planning Department
    c. Eldorado National Forest

20. Average Daily Traffic
    a. El Dorado County Department of Public Works
    b. State of California Division of Highways
    c. Eldorado National Forest

21. Census Tracts for 1970
    a. El Dorado County Planning Department

22. School Districts
    a. El Dorado County Department of Schools
    b. El Dorado County Planning Department

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Mr. Francis McIlhargey, El Dorado County Chamber of Commerce
Mr. Charles Matson, U. S. Soil Conservation Service

And to all the El Dorado County Department Heads that contributed to this General Plan.

OFFICE COPY - PLANNING

EL DORADO COUNTY REGIONAL TRANSPORTATION PLAN









El Dorado County
Transportation Commission
November 1982









El Dorado County Local Transportation Commission

Robert Dorr	Board of Supervisors
Joseph Flynn	Board of Supervisors
W. P. Dub Walker	Board of Supervisors
Milt Coffey	Placerville Representative at Large
James McIntire	Placerville City Council
Jerry Klovee	Placerville Representative at Large

Local Transportation Commission Staff

Ken Milam	Executive Director
Mark Anderson	Transportation Planner
Gaby Box	Administrative Assistant
Bobbi Reed	Secretary

California Department of Transportation Staff

John Allison	Senior Transportation Planner
Jody Lonergan	Transportation Planner
Linda Poer	Graphic Artist
Susan Elkins	Word Processing Technician
Terry Stratford	Stenographer

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EXECUTIVE SUMMARY

The El Dorado County Regional Transportation Plan is organized into seven chapters that present a description of the region and the planning process, a synopsis of the existing transportation system, an analysis of trends and assumptions, a set of goals and objectives, a description of the actions to be taken to implement the Plan, a financial analysis, and an analysis of the environmental impact of the Plan. Each chapter of the Plan is briefly summarized below.

Chapter I - Introduction

Chapter I begins with a brief description of the Western Slope of El Dorado County including its geography and demographics. A second section discusses the Regional Transportation Planning Process and the guidelines pertaining to this process. These guidelines require that the Regional Transportation Plan contain a policy element, an action element, a financial element, and an environmental element. The third section of this chapter describes the Local Transportation Commission's organization, authority, membership, and advisory committees. The LTC's duties and responsibilities are also enumerated.

Chapter II - Description of the Existing Regional Transportation System

Chapter II presents a comprehensive description of the present transportation system. It is divided into sections by mode and includes Streets, Roads, and Highways; Public Transit; Aviation; Non-Motorized Transportation; and Freight Movement. The Streets, Roads, and Highways section includes maps of the Federal-Aid classifications and a description of each State highway in the region. The Public Transit section discusses bus transportation, taxi service, vanpools, and park and ride facilities. The Aviation section describes the three public airports on the Western Slope. The Non-Motorized Transportation section includes bicycle, pedestrian, and equestrian/hiking facilities. The Freight Movement section describes truck, rail, and air freight services. This chapter consists only of descriptions of the transportation system and, therefore, contains no conclusions.

Chapter III - Trends and Assumptions

Chapter III examines past trends in population growth and transportation needs in order to predict short- and long-range transportation needs of the Western Slope. Overall County population projections show a growth rate of nearly 77% between 1982 and 1990, while the El Dorado Hills/Cameron Park area is expected to grow at a rate of 311%. Transportation needs are defined by the results of the 1981 Western Slope Transportation Survey. Responses to questions on tranportation priorities and problems are analyzed in the second section of this chapter. Assumptions, drawn from the results of the survey and the analysis of population trends, are that Placerville is currently the primary destination for Western Slope residents, while development projections point to

a future focus on the El Dorado Hills/Cameron Park area. Short-range plans should emphasize maintenance of roads leading into Placerville and development of public bus service into and around Placerville, while long-range plans must ensure development of a road network in the El Dorado Hills/Cameron Park area and provisions for public transit services.

Chapter IV - Regional Transportation Goals and Objectives

Chapter IV serves as the Policy Element of the Regional Transportation Plan. It presents a body of goals and objectives for the LTC which should aid in providing clear direction for the transportation system. A goal is stated for each mode (streets, roads, and highways, public transit, non-motorized transportation, and aviation) and each goal is intended to provide a broad statement of policy direction. The four goals are followed by a set of objectives which focus on more specific areas within each mode.

Chapter V - Plan Implementation

Chapter V is the Action Element of the RTP. It describes the programs and actions necessary to carry out the policies identified in the Policy Element. Proposed programs are identified by mode and by implementing agency. The Highway program consists of the State Transportation Improvement Program and two additional projects of high local priority, the Government Center Interchange in Placerville and the realignment of Route 49 between Placerville and Lotus. The Streets and Roads program consists of the capital improvement programs for the City of Placerville and El Dorado County. The action plan for public transit proposes a three-pronged plan of enhancement of existing services, introduction of new services, and increased public information dissemination of all services. The aviation section contains the 5-Year Capital Improvement Program for airports on the Western Slope. The Non-Motorized Transportation section discusses a priority list of bicycle/pedestrian trails and recommends the continuation of Transportation Development Act funding for these projects. Also included is a discussion of Equestrian Hiking Trails.

Chapter VI - Financial Plan

Chapter VI begins with a description of funding sources by mode. The discussion of each mode is separated into Federal, State, andd local funding sources. The specific financial plan for each mode within the Western Slope of El Dorado County is then presented. The Streets, Roads, and Highways section discusses the current financial problems caused by inflation and declining revenues. Also included is a comparison of needs to funded projects. $22,001,000 in projects on State highways and $13,299,000 in projects on County streets and roads are needed now but are not funded. Alternative methods of raising funds (assessment districts, gasoline taxes, and benefit fees) are also discussed. The Public Transit section includes a five-year plan for service improvements, capital replacement and projected revenues and costs for El Dorado Transit. Also included is a proposed phased in plan for park and

ride lots and a discussion of vanpooling activities. The Aviation section discusses costs of capital improvements and the shortage of local matching funds fo these projects. The Non-Motorized Transportation section concludes that the Pony Express bicycle/pedestrian trail will be the primary project over the next five years.

Chapter VII - Environmental Impact

Chapter VII contains an addendum to the 1976 Final Environmental Impact Report of the El Dorado County Transportation Plan. Significant changes to the RTP since 1976 and their impact on the environment are discussed.

I. INTRODUCTION

The Region - Western Slope of El Dorado County

El Dorado County is located in the Sierra Nevada Mountains midway between California's Central Valley and the Nevada State Line. The County contains 1,713 square miles and ranges in elevation from 200 feet above sea level near the Consumnes River in the Southwestern corner of the County to 10,881 feet atop Freel Peak, near the Alpine County Line. El Dorado County is bordered by Placer County to the north, Sacramento County to the west, Amador and Alpine Counties to the south, and the State of Nevada to the east. A portion of Lake Tahoe is located in El Dorado County, as well as many other recreational areas. The only two incorporated cities in the County are South Lake Tahoe and Placerville, the County seat.

This Regional Transportation Plan encompasses the Western Slope of El Dorado County and is under the jurisdiction of the El Dorado County Local Transportation Commission (LTC). The Tahoe Basin portion of the County is within the planning jurisdiction of the California Tahoe Regional Planning Agency (CTRPA) and the Bi-State Tahoe Regional Planning Agency (TRPA). See Exhibit 1 for a map of the respective areas.

El Dorado County played an important part in the history of California, brought on primarily by the discovery of gold in Coloma, 8 miles north of Placerville, in 1848. This sparked the Gold Rush to California in 1849, inalterably changing the face of California and El Dorado County. Today, historical landmarks and parks play an important part in the County's economy and transportation network.

Recreation and tourism are currently El Dorado County's number one industry. Lake Tahoe is the major contributor to the success of this industry, with an estimated 15 million annual visitors to the Tahoe Basin. The Basin is considered to be one of the nation's most balanced year-round recreation areas; a recreation leveling effect is attributed mostly to the year-round gaming and winter recreational activities. Additionally, the El Dorado National Forest is a major generator of recreational traffic (3.25 million visitor days/year). It includes Desolation Wilderness, numerous ski areas, and access to the South Lake Tahoe Basin. Other prominent recreational resources in the County are the American River, Coloma State Park, Folsom Lake Recreational Area, Sly Park, and Apple Hill. Two other important County industries are lumbering and farming.

The key elements of El Dorado County's transportation network are Highways 49 and 50. Highway 49 traverses north-south through the County and links up the historic Gold Rush towns, providing a means of access for thousands of tourists. Highway 50 is the only east-west corridor through the County, connecting the Sacramento Area and the San Francisco Bay Area with Lake Tahoe and points to the east. See Exhibit 2 for a general map of El Dorado County.

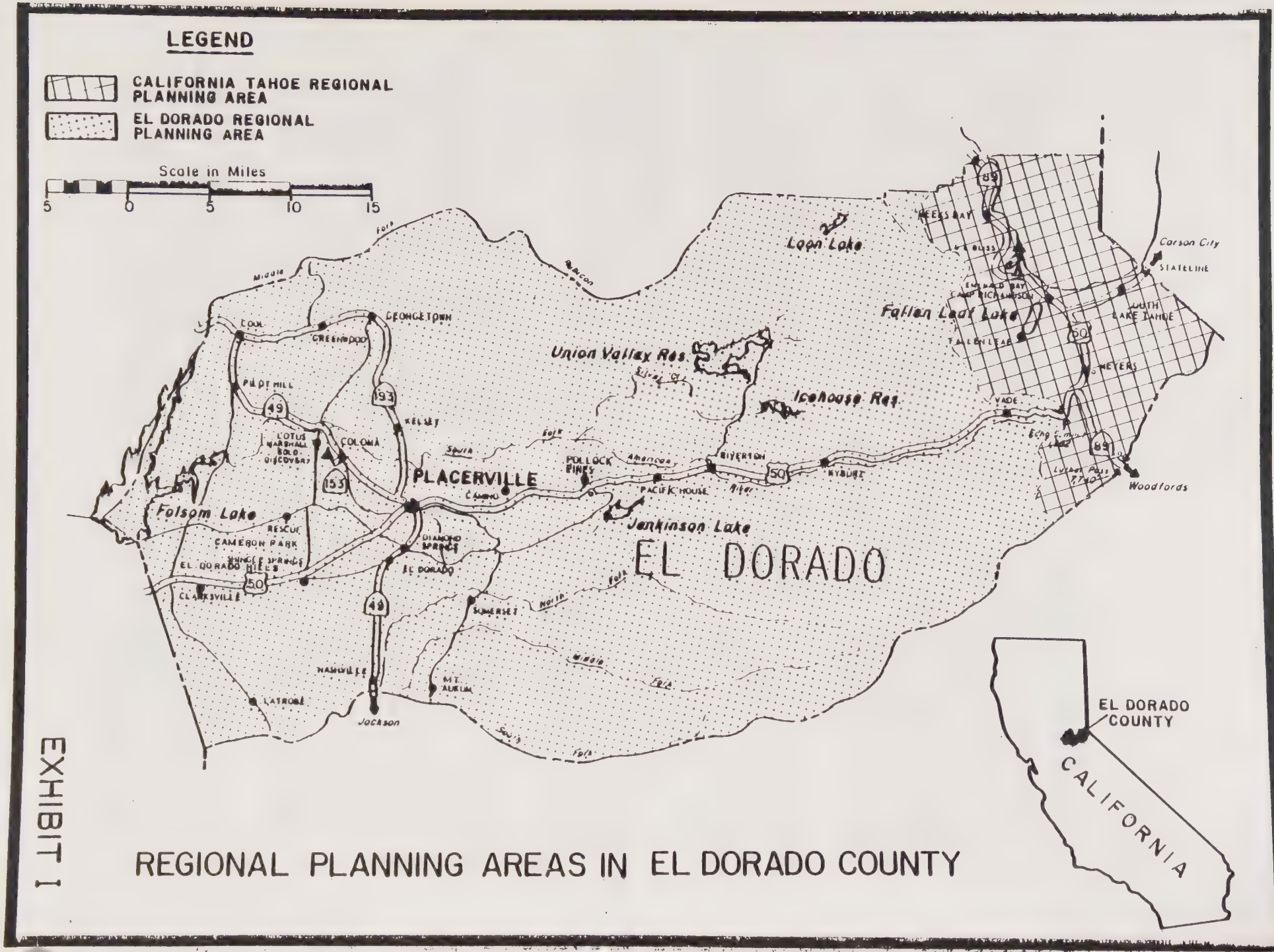


EXHIBIT I

REGIONAL PLANNING AREAS IN EL DORADO COUNTY



EXHIBIT 2

GENERAL MAP OF EL DORADO COUNTY
WESTERN SLOPE

The population of El Dorado County, as reported in the 1980 Census, is 85,812, with 58,341 living on the Western Slope. Placerville has a population of 6,739 with an estimated population of 10,000 in the Placerville Urban Area. Unincorporated areas with over 500 population on the Western Slope are Camino, Diamond Springs, El Dorado, El Dorado Hills, Cameron Park, Shingle Springs, Georgetown, and Pollock Pines.

El Dorado County's recent history is one of relatively rapid growth. From 1970 to 1980, County population grew from 43,833 to 85,812, a growth rate of 95.8%, the fourth fastest county growth rate in California for that period. The County Planning Department projects that the County population will be approximately 121,700 by 1985, and 151,800 by 1990, with most of the growth focused around the El Dorado Hills-Cameron Park area.

With these growth projections, a far-sighted and comprehensive Regional Transportation Plan is essential for a positive direction for the County to follow.

The Regional Transportation Planning Process

Transportation planning for the western slope of El Dorado County is the responsibility of the El Dorado County Local Transportation Commission (LTC). The public agencies that coordinate transportation planning through the LTC are the City of Placerville, the County of El Dorado, and the California Department of Transportation (Caltrans). The Commission has had this responsibility since 1975 and has coordinated transportation activities through the preparation and adoption of a Regional Transportation Plan in 1976, 1977, 1978, 1980, and now 1982.

The regional transportation planning process provides a tool for coordinating and integrating regional and interregional transportation facilities. The planning process consists of three phases:

1. Determination of the regional transportation needs.
2. Review of the existing transportation systems and local plans and improvement programs for their ability to meet these needs.
3. Comparison of current and projected funding levels with the estimate of funds that are needed to develop adequate regional transportation facilities.

The Regional Transportation Planning Guidelines require that the RTP contain a policy element, an action element, a financial element, and an environmental element. These elements are contained in this 1982 El Dorado County RTP as Chapters IV, V, VI, and VII.

Citizen participation in the planning process is encouraged. The LTC Citizens' Advisory and Technical Advisory Committees have reviewed and commented on the draft plan and a public hearing on the plan has been held by the LTC.

The Local Transportation Commission Organization

Designated as the Local Transportation Commission (Regional Transportation Planning Agency) by the Secretary of Business, Transportation, and Housing in July 1975, the El Dorado County Local Transportation Commission (LTC) is responsible for regional transportation planning in the Western Slope of El Dorado County. The six member Commission consists of three members appointed by the El Dorado County Board of Supervisors and three members appointed by the Mayor's Select Committee representing the City of Placerville. The Commission generally meets the first Thursday of every month in Placerville.

A Memorandum of Understanding executed July 16, 1975, by the El Dorado County Local Transportation Commission and Caltrans remains current. This document provides for organizational and technical arrangements for regional transportation planning and the execution of an annual Work Program through Technical Advisory and Citizens' Advisory Committees.

The Technical Advisory Committee consists of members appointed by the LTC and includes the Director of Public Works of the city and county, a Transportation Planner from the California, Department of Transportation, the California Highway Patrol, the Forest Service, El Dorado Transit, the County Airport Department, and an air pollution control representative. The Committee meets as necessary and is vested with the responsibility of maintaining the regional transportation plan.

The planning process provides for community participation through a Citizens' Advisory Committee (CAC). The CAC is composed of eight people representing various communities and interests within the County. Continuous public participation in the policy and planning decision making process is encouraged. The committee members are appointed by the LTC, with meetings held as needed.

The Transportation Commission is also assisted by a Productivity Advisory Committee (PAC), consisting of representatives from the management, employees, and users of El Dorado Transit. The PAC advises the LTC through identifying, analyzing, and recommending potential productivity improvements which could lower the operating costs of El Dorado Transit.

Through a Memorandum of Understanding with Caltrans, the LTC has assigned major planning support to Caltrans staff, which is funded as State services. The LTC also utilizes County Planning Department staff support, funded by State subvention and local transportation funds.

The duties and responsibilities of the Local Transportation Commission include the following:

1. Establishment of rules and regulations to provide for administering transportation planning and allocating the Transportation Development Act Funds.

2. Receipt and approval of claims for TDA funds.

3. Hold public hearings pursuant to law.

4. Administer the regional transportation planning process.

5. Comment on Caltrans proposed STIP to CTC.

6. Program Federal funds (UMTA Section 18).

II. DESCRIPTION OF THE EXISTING REGIONAL TRANSPORTATION SYSTEM

The El Dorado County transportation system is actually a grouping of transportation modes. The various modes interact with each other and combine to form a comprehensive transportation system.

The five basic transportation modes described in this plan are:

1. Streets, Roads, and Highways
2. Public Transit
3. Aviation
4. Non-Motorized Transportation
5. Freight Movement

There are some significant differences in subsystem financing and in the way improvement decisions are made. In an attempt to provide a clearer picture of the subsystems and the particular issues and problems facing each, this chapter discusses each separately.

Streets, Roads, and Highways

The roadway network in El Dorado County (Western Slope) currently contains approximately 121 miles of arterials, including freeways and expressways; 331 miles of collector roads, including county roads and city streets; and 696 miles of local roads serving direct property access. Additionally, there are 1,600 miles of roads in the El Dorado National Forest, only 198 of which are maintained by the County.

Principal urban arterials facilitate trips entering and leaving an urban area by providing main traffic corridors. Minor urban arterials primarily serve to connect principal urban arterials. Urban collectors provide direct land access and traffic circulation within urban residential, commercial, and industrial areas.

Principal rural arterials facilitate Statewide and interstate travel through rural areas. Rural minor arterials serve intercounty trips by connecting cities and larger towns. Rural collectors serve primarily to facilitate traffic movement within the rural parts of a county.

The highways, streets, and roads in El Dorado County are classified under four categories according to the method and source of financing. The highways and roads included in the Federal-Aid classifications listed below were selected by State and local officials with the concurrence of the Federal Highway Administration (FHWA). The four categories are:

1. Federal-Aid Primary (FAP): The FAP system contains rural arterial routes with extensions through urban areas. These roads usually provide corridor routes for intrastate or interstate travel. The construction funding is 86% Federal, with 14% coming from State and local matching funds. Funding is allocated to each state based on

area, rural population, urban population, and intercity mail routes. Funds are allocated within a state on a formula basis. Routes are selected by the State with FHWA approval.

2. Federal-Aid Secondary (FAS): The FAS system contains major rural collector routes. These roads normally connect cities and towns and serve intra-county trips. The construction funding is 86% Federal, with 14% coming from State and local matching funds. Funding is allocated to each state based on area, rural population, and intercity mail routes. Routes are selected by the State in cooperation with local officials and FHWA.

3. Federal-Aid Urban (FAU): The FAU system contains urban arterials and collectors. These roads connect the principal routes in the FAS system and provide access to residential, commercial, and industrial areas. The construction funding is 86% Federal, with 14% coming from State and local matching funds. Funding is allocated to each state based on urban population. Designation of FAU routes must be done in accordance with a continuing, cooperative and comprehensive planning process for the designated urbanized area.

4. Local Streets and Roads: This classification includes those urban and rural roads which are not included in any Federal-Aid category and are financed entirely by local sources. More specifically, local streets and roads are those providing direct access to homes, businesses, and industrial buildings, including some principal urban and rural arterials, minor arterials, and collectors.

Functional Classification Maps for 1980 of rural El Dorado County and the Placerville Urban Area are shown on Exhibits 3, 4, and 5.

Motor vehicles are the primary mode of travel for people and commodities in El Dorado County. State Highway Routes 49, 50, 89, and 193 carry over 60%* of the total travel in the County. Routes 49, 50, and 89 cross county lines for interregional movements. See Exhibit 5 for a map of the State highway routes.

Route 50

Route 50 is the only east-west route in the County from the Sacramento County Line to the State of Nevada. Route 50 is four lanes, much of it freeway, from the Sacramento County Line to Riverton. From Riverton to South Lake Tahoe, it is a two-lane road without shoulders. At peak travel times, passing is limited to several passing lanes and turnouts.

*1995 Functional Classification Study; Caltrans

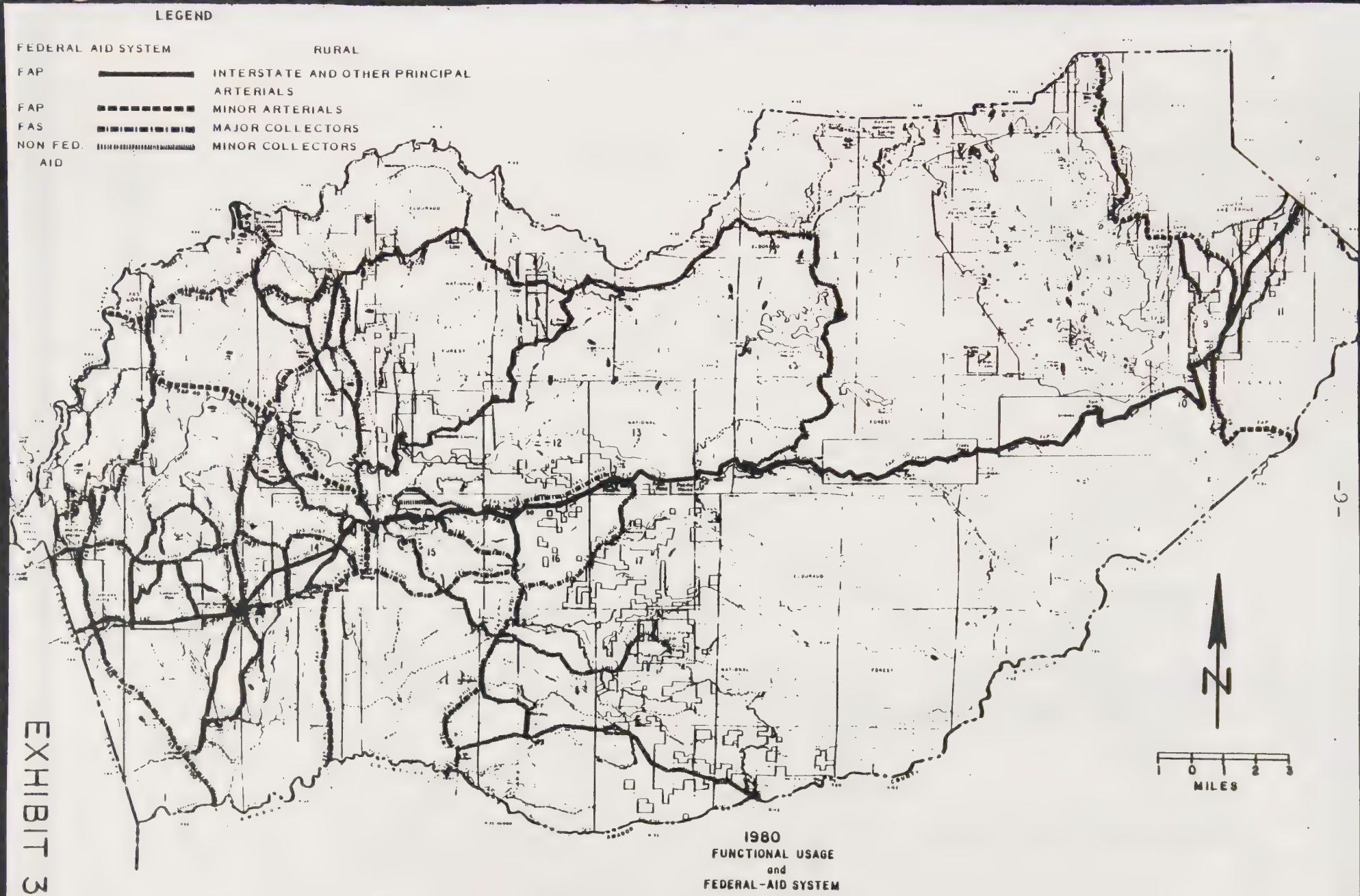


EXHIBIT 3

1980
FUNCTIONAL USAGE
and
FEDERAL-AID SYSTEM

EL DORADO COUNTY

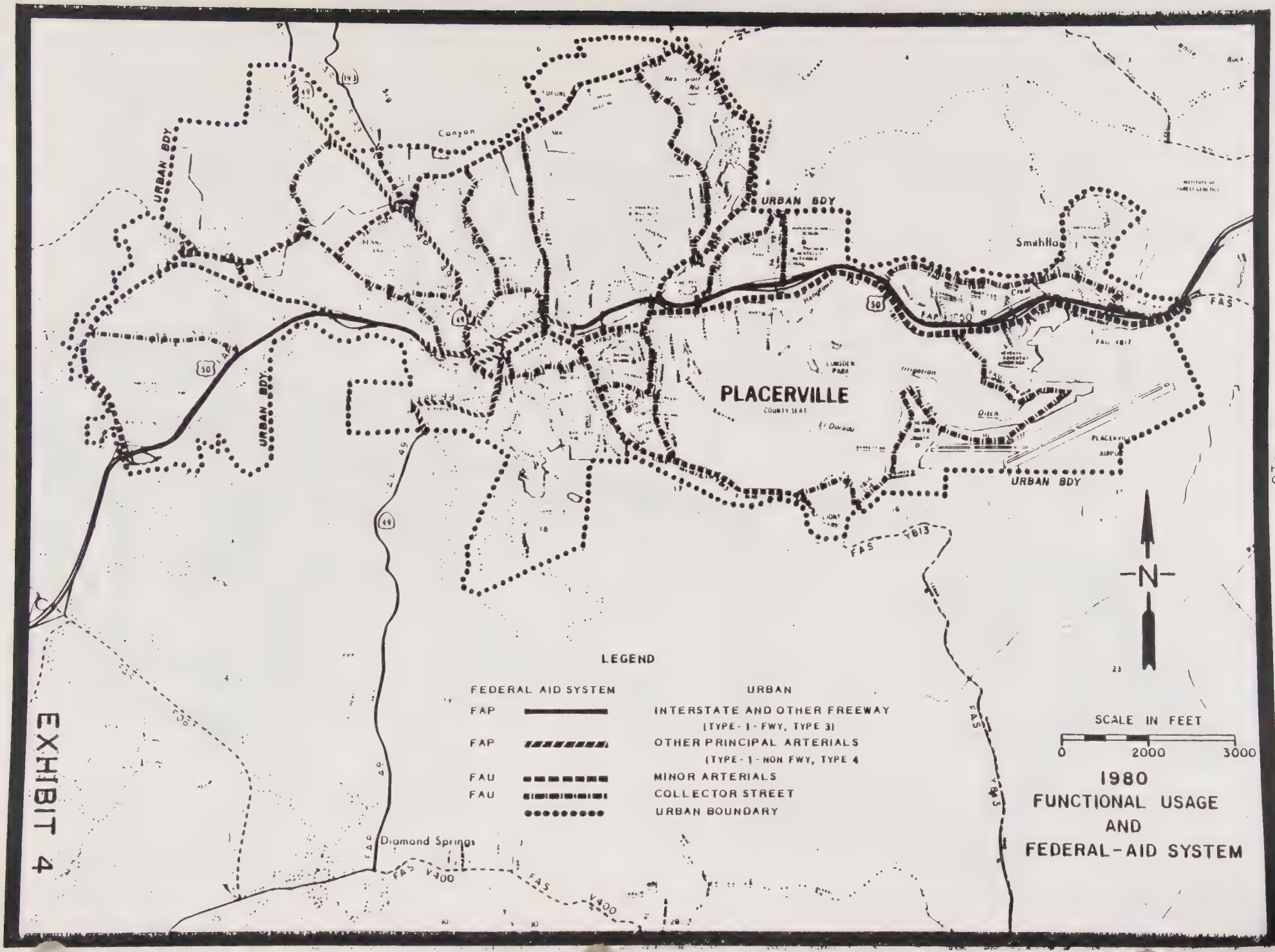

URBAN BDY
Canyon
URBAN BDY
URBAN BDY
PLACERVILLE
COUNTY SEAT
Smithflat
FAS
URBAN BDY
FAS
Diamond Springs
FAS
FAS
LEGEND
FEDERAL AID SYSTEM
URBAN
FAP
INTERSTATE AND OTHER FREEWAY
(TYPE-1-FWY, TYPE 3)
FAP
OTHER PRINCIPAL ARTERIALS
(TYPE-1-NON FWY, TYPE 4
FAU
MINOR ARTERIALS
FAU
COLLECTOR STREET
URBAN BOUNDARY
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SCALE IN FEET
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FUNCTIONAL USAGE
AND
FEDERAL-AID SYSTEM

EXHIBIT 4

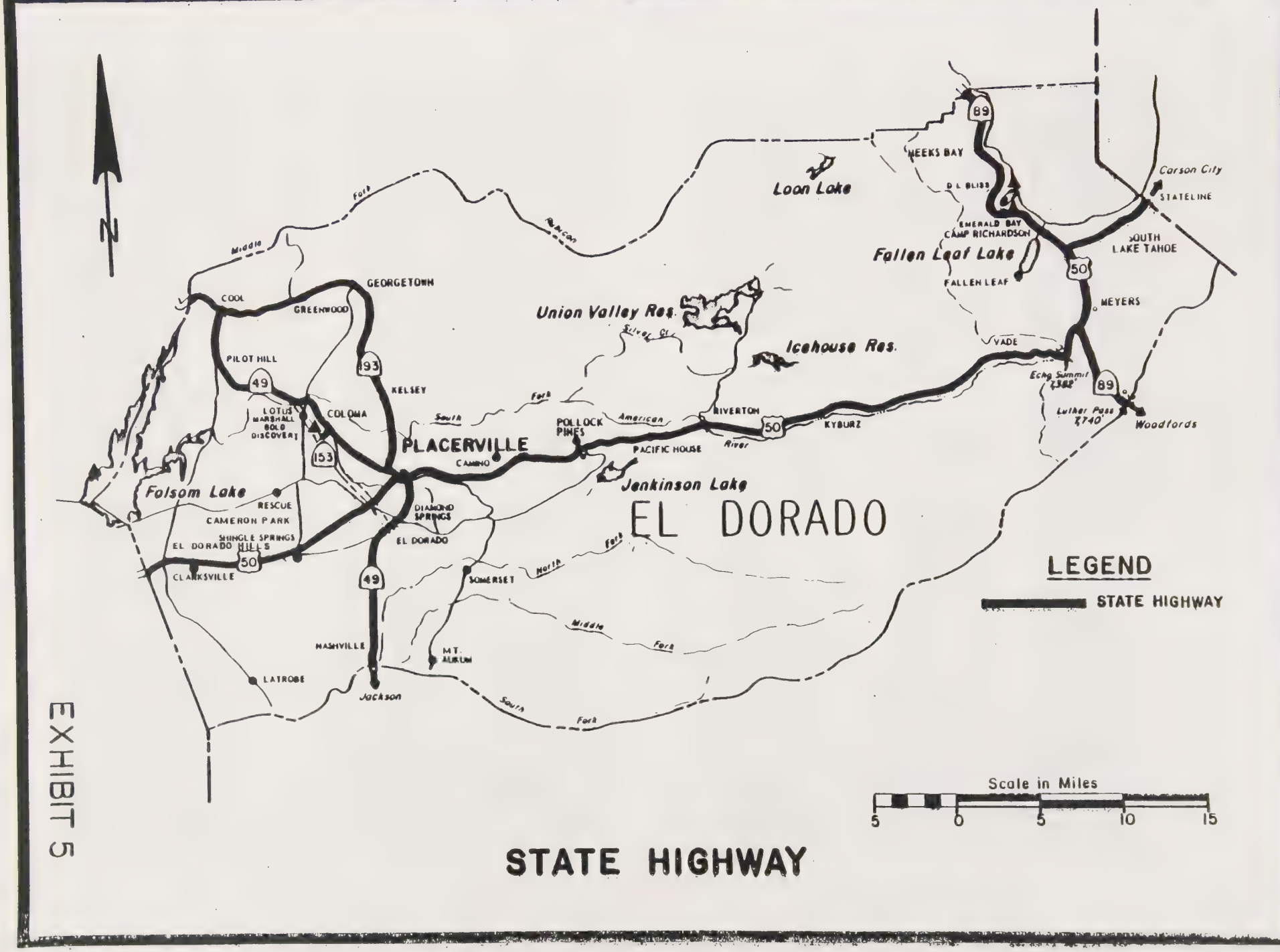


EXHIBIT 5

STATE HIGHWAY

Route 50 has the most critical traffic problems of all the highways in the County. Recreational travel primarily to the South Lake Tahoe Area is of major concern to the Region. This route is heavily traveled both in the summer and winter largely by those from Sacramento and the Bay Area. The high traffic volumes, particularly on the deficient sections, create congestion and occasional stop and go traffic during the peak periods.

Major traffic congestion occurs on the portion in Placerville due to three intersections with traffic signals. East of Placerville, between the railroad crossing and Pollock Pines, there are several at-grade intersections causing considerable conflict with Route 50 traffic. The section between Riverton and Meyers is particularly narrow with limited passing opportunities.

Another point of major congestion occurs at the El Dorado County Government Center, located adjacent to Highway 50 in Placerville. At present, the nearest freeway access is the Forni Road Interchange which is already overburdened with traffic. The Forni Road Interchange serves two law enforcement agencies, a community college, the fairgrounds, a shopping center, and the continuing rapid traffic growth from Placerville and surrounding communities. The need for a Government Center interchange on Route 50 remains the number one transportation priority.

Route 49

Route 49 serves north-south traffic through the foothills from Amador County to Placer County. It is narrow, winding, and at times steep from the Amador County Line to the South Fork of the American River near Coloma and from Pilot Hill to the Placer County Line. A portion of Route 49 cuts through downtown Placerville creating both interregional and local traffic problems. Local governments have been unsuccessfully advocating realignment of Route 49 over several key segments of the Route. The California Transportation Commission is in the proces of rescinding the adoption of a new alignment of Route 49 between Route 50 and the South Fork of the American River. Local governments and the LTC are in opposition to the rescission because this portion of Route 49 is narrow, winding, and poorly maintained, and there are no viable alternative routes.

Route 89

Route 89 also serves north-south traffic. It runs from Alpine County to Placer County via the City of South Lake Tahoe and the west shore of Lake Tahoe. From the Alpine County Line to Route 50 it is adequate for present traffic. From Route 50 to the Placer County Line (19 miles), Route 89 is a narrow winding two-lane road without shoulders. Summer traffic demand is much higher than the capacity of the road. The road is also subject to closure in the winter from rock and snow slides. On the west shore of Lake Tahoe Route 89 serves several heavily used State parks and recreation areas. Route 89 is entirely within the CTRPA planning region.

Route 193

Route 193 runs from Route 49 at Cool to Route 49 at Placerville by way of Georgetown. Route 193, between Route 49 at Cool and Kelsey, has been improved to a 28-foot roadway except for a three-mile section near Georgetown. From Kelsey to Placerville it is narrow (20', no shoulders), winding, and steep.

Route 153

Route 153 goes from Route 49 at Coloma to the James Marshall Monument. Part of this road is only one lane wide.

Route 88

Route 88 is not located in El Dorado County, but follows the County line in Amador County for many miles. This route provides access to the southern part of El Dorado County and provides access to the Lake Tahoe area from Stockton and the San Joaquin Valley.

Scenic Routes

By definition, a Designated Scenic Highway is: "A route that traverses a defined visual corridor within which all natural scenic resources and aesthetic values are protected and enhanced." This corridor protection is the reponsibility of the local governmental agency having jurisdiction over the use of land within the corridor. Official designation of these routes is dependent upon completion of a corridor survey, determination of a program to protect and enhance the scenic corridor, and the adoption of this program by the local jurisdiction.

Most of the State highways within El Dorado County are a part of the California Scenic Highway System. Included in the system are Routes 49, 50, and 89; however, there are no designated scenic State highway routes in the County and no studies have been initiated.

Routes included in the Master Plan of State highways eligible for official Scenic Highway Designation are shown on Exhibit 6.

Public Transit

Public transit on the Western Slope of El Dorado County consists of several key components, including commercial bus service, El Dorado Transit, taxi service, vanpools, and park and ride facilities. Public transit is new in El Dorado County and, therefore, plays a relatively minor role in the transportation makeup of the County. Successful interface and coordination of existing public transit services and thoughtful use and development of available transit resources may eventually help transit become a major transportation alternative.



EXHIBIT 6

CALIFORNIA SCENIC HIGHWAY SYSTEM IN EL DORADO COUNTY

El Dorado Transit

El Dorado Transit, operated under a Joint Powers Agreement between El Dorado County and the City of Placerville, provides public transportation on the Western Slope of El Dorado County. The system currently offers urban fixed routes, County (rural) fixed routes, and demand responsive services. It began in the late 1970s as an elderly and handicapped transportation service, became available to the general public in July, 1980, and is now becoming a visible public transit system. As of July, 1982, the system had a staff of 14 employees and a fleet of eight transit vans and four automobiles.

El Dorado Transit began a fixed route service in the Placerville Area in July of 1982. Known as PASS (Placerville Area Shuttle Service) it has 36 scheduled stops and operates on half-hour headways during peak hours (7 a.m.-10 a.m.; 4 p.m.-6 p.m.) and 45 minute headways during the off-peak hours (10 a.m.-4 p.m..). Two 14-passenger transit vans currently operate on the route, running from 7 a.m. to 6 p.m. Monday through Friday. Future plans include addition of a third vehicle to shorten mid-day headways and the possibility of Saturday service. Exhibit 7 shows the PASS route map.

County fixed routes were instituted by El Dorado Transit in early 1982. These provide transit service from outlying communities into Placerville on a periodically scheduled basis, usually one-day a week. These routes offer two additional features: the bus can be flagged down anywhere along the route, and it will deviate up to a half-mile off the route to pick up senior and handicapped passengers who have made reservations at least 24 hours in advance. Exhibit 8 shows route maps and days of service for the four County routes. Through July of 1982, the Pollock Pines route was the only productive route, while the other three were scheduled for evaluation and possible revision or elimination.

Demand responsive service is the third element of El Dorado Transit, operating from 7 a.m. to 6 p.m. Monday through Friday. Originally operated on a 24-hour advance reservation basis, the service became an immediate demand responsive system in September 1982 when radios were installed in all of the vehicles. Vehicles are dispatched for door-to-door service, with priority given to passengers who make advance reservations and those requesting transportation to medical appointments. Dial-a-ride service is offered throughout the Western Slope Region, with the area divided into three different zones (See Exhibit 9). Zone 1 is open to the general public, with vehicles dispatched on an immediate demand responsive basis, while zones 2 and 3 are restricted to service to elderly and handicaped passengers, and ride reservations must be made at least 24 hours in advance. The basic fares for dial-a-ride service are as follows:

Zone 1 - $0.75/one-way trip
Zone 2 - $2.00/ " "
Zone 3 - $4.00/ " "

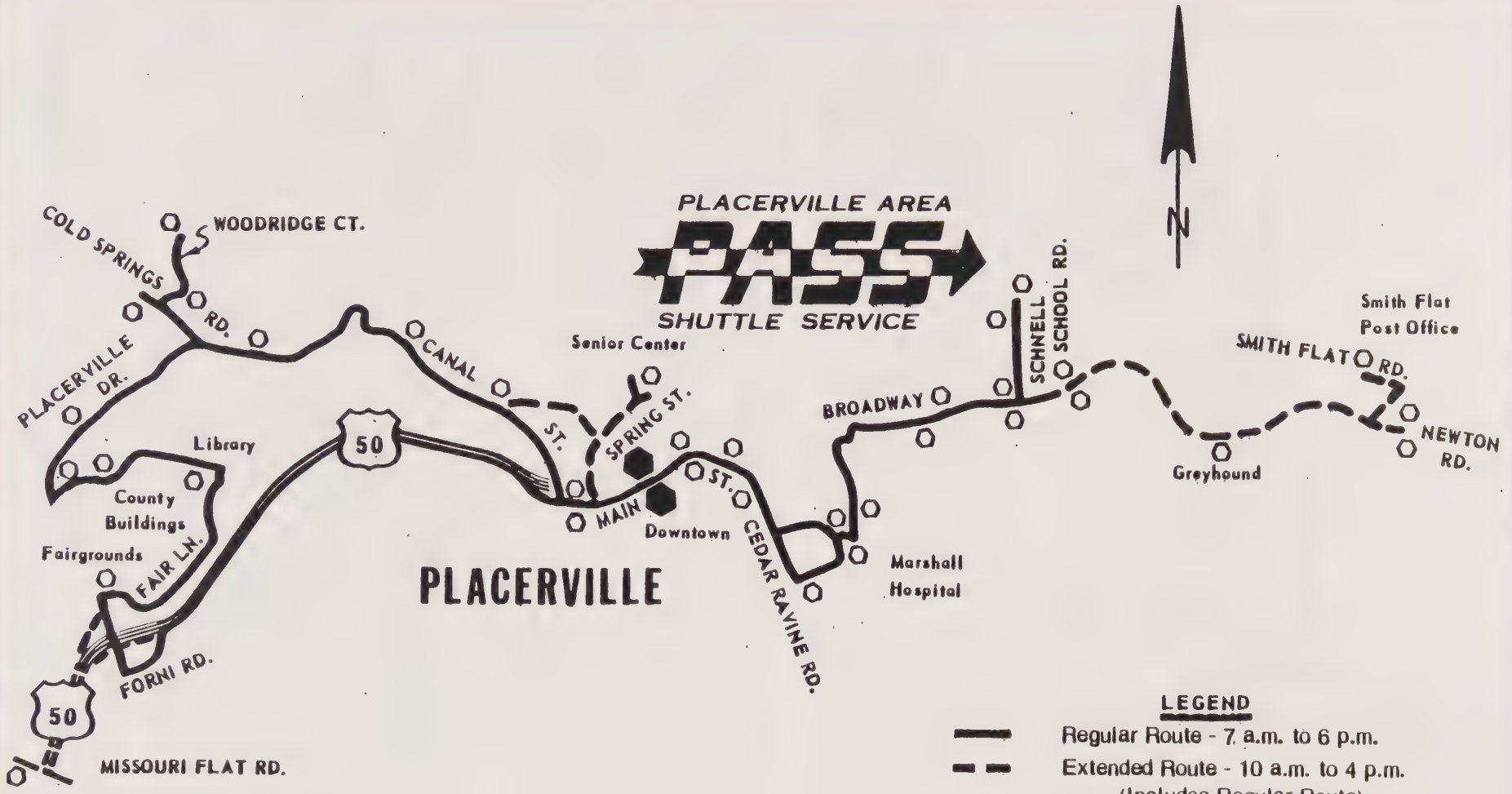
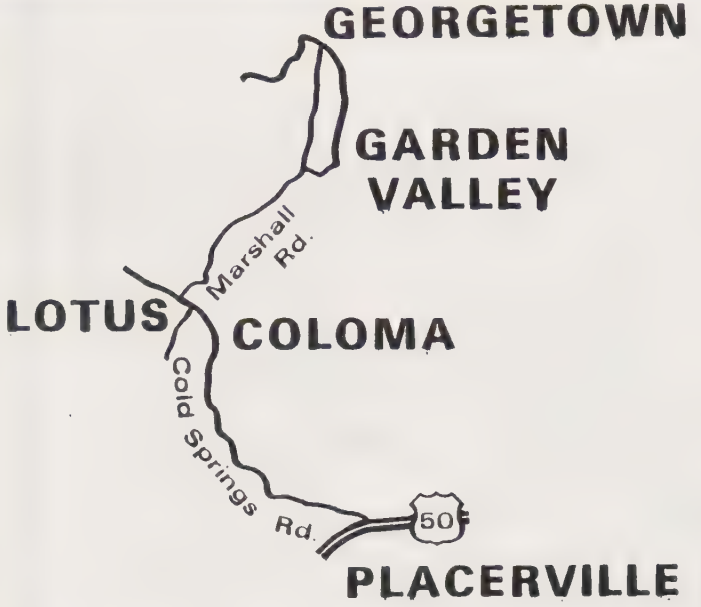
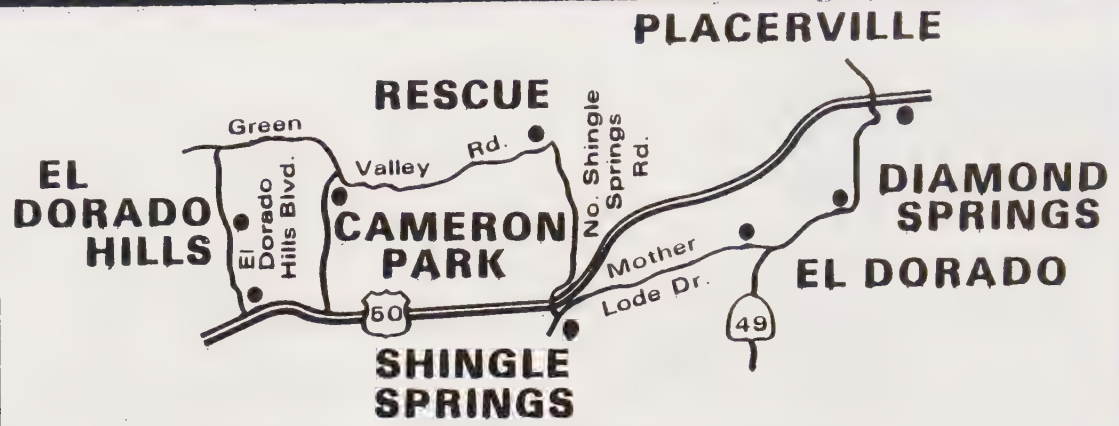


EXHIBIT 7

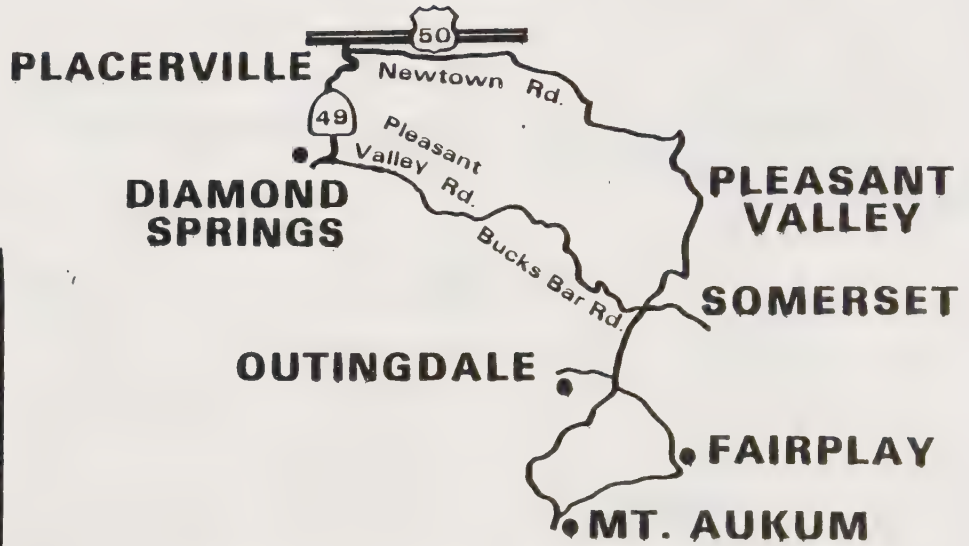
PLACERVILLE AREA SHUTTLE SERVICE



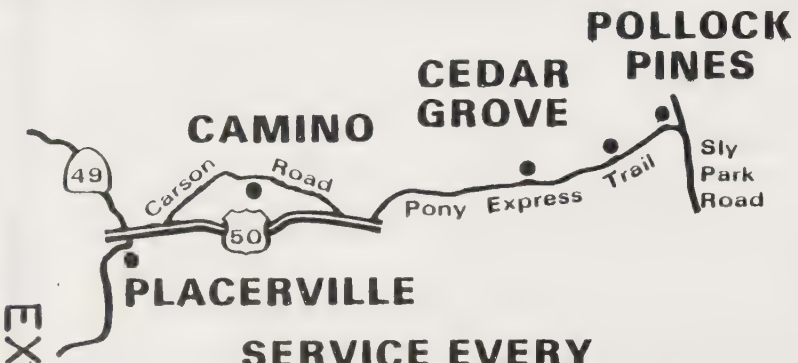
SERVICE EVERY
1ST, 3RD, 5TH MONDAY



SERVICE EVERY WEDNESDAY,
2ND & 4TH MONDAY



SERVICE EVERY THURSDAY



SERVICE EVERY
TUESDAY & FRIDAY

EXHIBIT 8

EL DORADO TRANSIT COUNTY FIXED ROUTES

El Dorado Transit

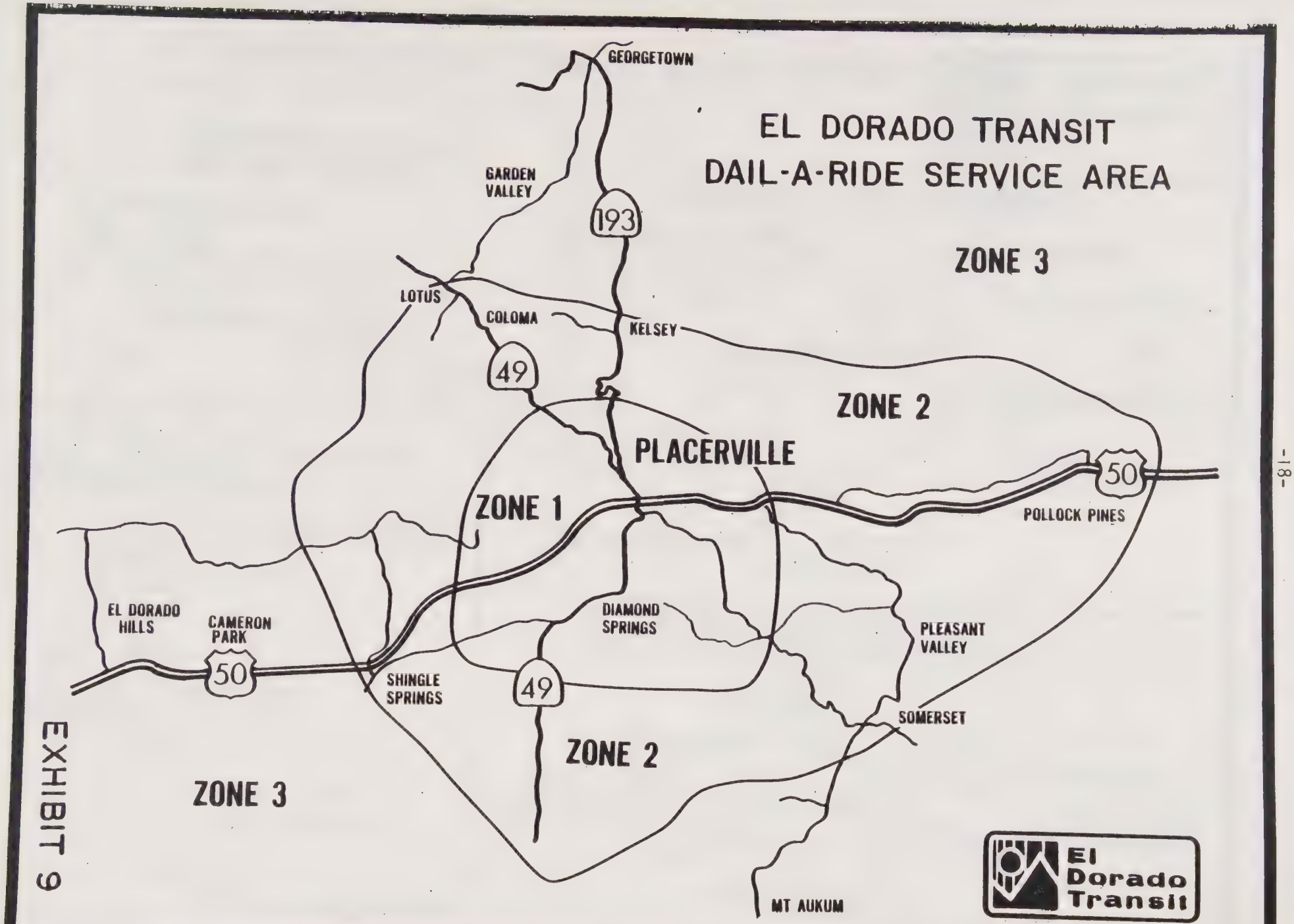

EL DORADO TRANSIT
DAIL-A-RIDE SERVICE AREA
GEORGETOWN
GARDEN VALLEY
193
ZONE 3
LOTUS
COLOMA
KELSEY
49
ZONE 2
PLACERVILLE
50
ZONE 1
POLLOCK PINES
EL DORADO HILLS
CAMERON PARK
50
DIAMOND SPRINGS
PLEASANT VALLEY
SHINGLE SPRINGS
49
SOMERSET
ZONE 2
ZONE 3
MT AUKUM
El Dorado Transit

EXHIBIT 9

El Dorado Transit also has a contract with the Mother Lode Rehabilitation Workshop to provide regular, daily transportation to their clients. Future plans for El Dorado Transit include establishment of a commute service from the Pollock Pines/Camino area into Placerville and possible expansion of PASS into the Diamond Springs/El Dorado area.

During 1981/82, El Dorado Transit had a total of 28,461 passenger trips, with annual mileage of 171,760 miles and a total budget of $290,000.

Commercial Bus Service

The only Greyhound Bus station in Western El Dorado County is located in Placerville. Greyhound operates 8 buses daily in each direction along Highway 50. The most common destinations for passengers originating in Placerville are Lake Tahoe and Sacramento. El Dorado Transit interfaces with Greyhound with 6 mid-day stops at the Greyhound station.

Commute service to Sacramento is provided by a private operator, Commuter Bus Lines, operating one 45-passenger bus. The route originates at the County Government Center in Placerville with a 6:20 a.m. departure and makes stops along Highway 50 at Shingle Springs, Cameron Park, and El Dorado Hills, before arriving in East Sacramento at 7:10 and downtown Sacramento at 7:30, where passengers can transfer to Sacramento Regional Transit. Ridership averages 38 to 40 one-way passengers per day. The basic weekly fare is $20.00 from Placerville.

Taxi

As of September, 1982, there were two taxi cab companies operating on the Western Slope of El Dorado County. Yellow Cab of Placerville began operations on February 1, 1980, providing 24 hour-a-day service, seven days a week. Yellow Cab operates four vehicles, with two in service, one stand-by, and one spare vehicle. Three of the vehicles are radio-equipped. The company provides between 20 and 30 trips per day, with a maximum capability of approximately 100 trips per day. The fare structure is $2.40 for the first mile, $1.20 for each additional mile, and a $12.00 per hour waiting charge. Senior citizens are given a 10% discount.

The other taxi cab company is Sierra Taxi, based in Pollock Pines, which has been in operation since February 1, 1982. Sierra Taxi operates one vehicle, using a citizen's band radio and a certified speedometer in lieu of a two-way radio and a meter. Operating 24 hours a day, seven days a week, Sierra Taxi provides one to two trips per day, with a current maximum capability of approximately 20 trips per day. Fare structure is $1.50 for the first mile, $0.75 for each additional mile, and a $10.00 per hour waiting charge. Ten and twenty-dollar scrip books are available to seniors at a 25% discount.

Vanpools

There are three basic approaches to vanpooling:

1. Private vanpools - Vans are owned or leased by driver/coordinators. Caltrans helps them form groups, establish rates, find insurance, locate replacement riders, provide safety checks, and furnishes financial assistance up to $2,000 if pools fail because of lack of ridership. Drivers are responsible for financing, operating, and administering their vanpools.

2. Employer-sponsored vanpools - Vans are owned or leased by major companies. Employees use them on a month-by-month basis. Caltrans helps employers form vanpool groups and provides advice on vehicle specifications and methods of operation. Once vanpools are established, persons wishing to participate work through company coordinators to join existing pools.

   Caltrans operates its own State-Reimbursed Vanpool Program for State employees and assists other State agencies in setting up similar projects. Drivers ride free in consideration for collecting fares, keeping records, and making sure the vehicls are serviced regularly. Riders reimburse Caltrans for all costs to the State. The vans are used for other State business during the day. Persons wishing to participate apply to the District Ridesharing Offices.

3. Third-party vanpools - Vans are owned by parties other than major employers or driver/coordinators. Caltrans and Caltrans-sponsored ridesharing organizations help form vanpool groups and contract with third-party organizations to furnish vehicles, fleet administration, service, and maintenance. Drivers coordinate pools in return for a free ride. Participants pay on a monthly basis.

   Caltrans has a Statewide master vanpool contract with Vanpool Servics, Inc. (VPS), an affiliate of Chrysler Corporation. Through this contract, any of the regional Ridesharing Offices can organize vanpools to which VPS will deliver vans and provide services. Caltrans makes this program more viable by paying flooring costs for a standby fleet of 20 vehicles. This makes it possible to deliver vans on five days' notice to any new group in the State. The maximum cost to Caltrans is $14,000 per year.

Exhibit 10 contains the vanpools that are currently operating from El Dorado County:

EXHIBIT 10

Vanpools

Private Vanpools (5)

No.	Origin	Destination
1	Placerville	Sacramento Army Depot
2	Shingle Springs	Downtown Sacramento
1	Shingle Springs	McClellan AFB
1	Pollock Pines	McClellan AFB

Employer-Sponsored Vanpools (12)

No.	Origin	Destination
1	Pollock Pines	Downtown Sacramento
1	Georgetown	Downtown Sacramento
1	Shingle Springs	Howe Avenue (Sacramento)
2	Placerville	Sacramento DMV (24th & Broadway)
2	Placerville	Downtown Sacramento
2	Placerville	Aerojet (Hazel & Rte. 50)
1	Somerset	Downtown Sacramento
2	Cameron Park	Downtown Sacramento

Third-Party Vanpools (3)

No.	Origin	Destination
1	Placerville	Downtown Sacramento
1	Placerville	Watt Avenue & El Camino (Sac)
1	Shingle Springs	Mather AFB

Park and Ride Facilities

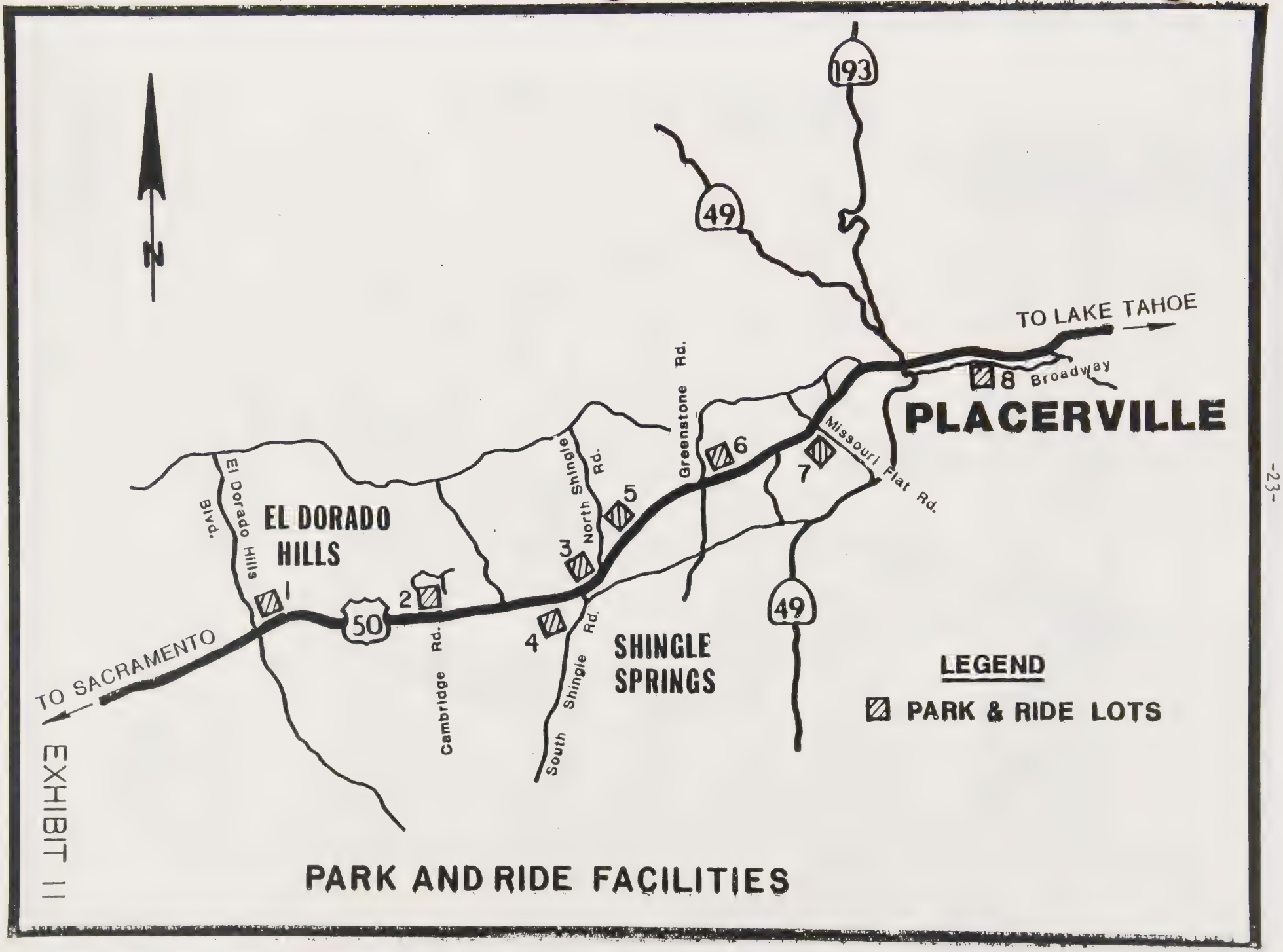
El Dorado County and Caltrans have a continuous program to study needs and develop park and ride facilities. Parking facilities provide staging areas for carpoolers and vanpoolers to park their autos and share rides for daily commute trips. Studies have determined that many carpoolers utilize areas at shopping centers and interchanges to leave their vehicles to share rides for daily commutes.

There are 8 designated park and ride facilities in El Dorado County. The locations are shown on Exhibit 11. The following is a more descriptive tabulation of the park and ride facilities:

Location Number	Route	Location	Paved Stalls	Unpaved Stalls	Bicycle Lockers
1	50	@ Raley's Supermarket on El Dorado Hills Blvd. in El Dorado Hills	30		8
2	50	@ Cambridge Rd. in Cameron Park	11		12
3	50	@ Ponderosa Rd. & North Shingle Rd. @ Shingle Springs Interchange (100 space expansion planned 82/83)	31		4
4	50	@ Durock Rd. & South Shingle Springs Rd. @ Shingle Springs Interchange	50		4
5	50	@ Shingle Springs Dr. northwest of interchange in east Shingle Springs	20		
6	50	@ Greenstone Road	22		
7	50	@ Missouri Flat Rd. along southwest side of road	76		4
8	50	@ Broadway in Placerville along gravelled shoulder		18	

Aviation

Eighteen airports and ten heliports have been identified in El Dorado County by the Division of Aeronautics which collects inventory data for private and public airports. See Exhibit 12 for location of the public use airports. All of the heliports and thirteen of the airports are private and not open to the public. Of the three public airports in the Western Slope of El Dorado County, two are operated by the County (Georgetown and Placerville). Cameron Airpark, located in Cameron Park, is operated and maintained by a private operator, while the runway, taxiway, and aircraft parking area are owned by the County. The Lake Tahoe Airport and the Stetson Tahoe Seaplane Base are located in the CTRPA Region and are therefore not discussed here.



PARK AND RIDE FACILITIES

EXHIBIT II

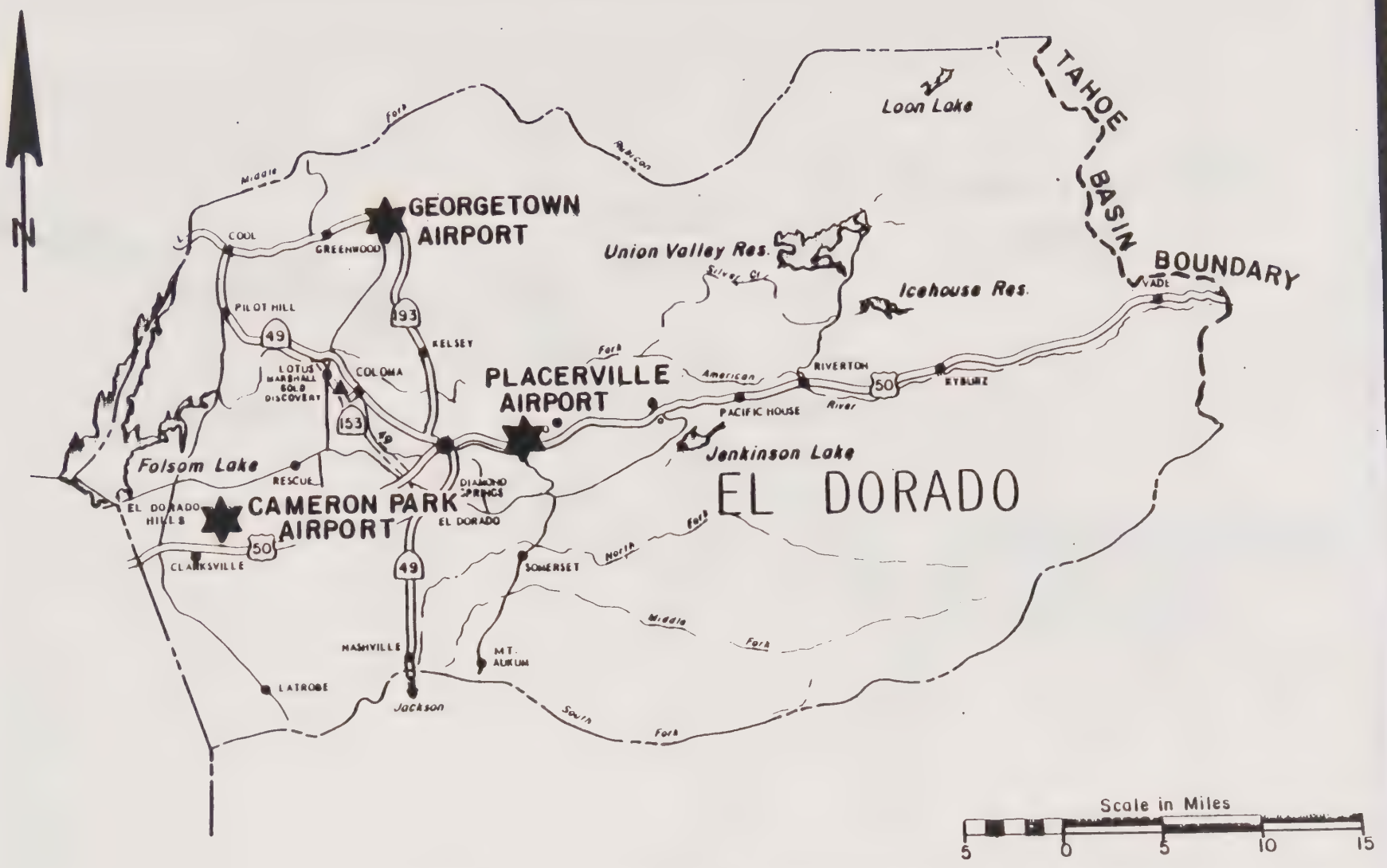


EXHIBIT 12

PUBLIC USE AIRPORTS

County-owned airports are frequently used by Federal and State agencies to provide aviation services such as search and rescue, aerial survey, and firefighting. The California Division of Forestry maintains a fire base at the Placerville Airport where two fire-retardant loading positions have been installed for firefighting aircraft. Military aircraft, especially helicopters, frequently operate from County airports for airlift or critically injured persons.

Placerville Airport

The Placerville Airport is located on top of a ridge south and east of the City of Placerville, California. The runway length (4,200 feet) is maximum due to steep drop-offs at each end. The airport location and elevation is above the valley fog and below the heavy snow.

Scheduled passenger air service has been terminated at the Placerville Airport. Currently there is an air taxi commercial operator, Lieu-Air, that offers on-call charter flights to most destinations.

The airport is designed to serve general aviation, including small jet aircraft. Due to its location, it can serve as a recreation airport as well as meeting the business needs within the Placerville area. Industrial sites are available in close proximity to the airport.

Future proposed improvements consist of a slurry seal of the runway with an eventual asphalt overlay to include the taxiway and certain ramp areas, a new rotating beacon and traffic pattern indicator and paving of additional tiedown areas (both permanent and transient).

Cameron Park

Cameron Airpark has limited potential for future expansion since a residential subdivision surrounds the airport. Many users of the airport are the adjacent homeowners with taxiways from their homes to the runway. General commercial sites for light industrial use are available adjacent to the airport.

Georgetown Airport

Georgetown Airport is a small airport located northwest of the town of Georgetown, California. The present runway is located on a ridge and has good approaches from both ends. This airport has excellent recreational and industrial potential.

With the proposed development of the Auburn Dam recreational complex, it may become necessary to lengthen the existing 3,000 feet runway an additional 1,000 feet. Additional aircraft parking spaces will be required to accommodate the increased recreational aircraft traffic.

The current major recreational use of the airport is fly-ins that make use of the picnic facilities west of the runway. Sites for industrial development, i.e., aircraft painting, engine overhaul, and repair are available.

Future proposed improvements consist of a slurry seal of the runway with an eventual asphalt overlay, a new traffic pattern indicator, and an additional paved tiedown area.

Non-Motorized Transportation

Bicycle/Pedestrian Routes

A Bikeway Master Plan for a system of bicycle routes (See Exhibit 13) was developed in 1979 by a Citizens Committee with input, support, and direction from the County Recreation Commission and from the results of a questionnaire. The questionnaire was distributed to schools, the Georgetown area, the Placerville area, and areas served by the El Dorado County Irrigation District. The El Dorado County Board of Supervisors adopted the Bikeway Master Plan on February 27, 1979 as part of the Recreation Element of the County General Plan; the City of Placerville adopted the Bikeway Plan on March 11, 1980. The adoption of the Bikeway Master Plan currently provides direction and coordination of community plans; the Board of Supervisors, acting upon recommendations from the Recreation Commission, periodically updates the Master Plan as bike lane projects are completed. To date, the only bicycle lane that has been completed is located on El Dorado Hills Blvd. extending north from Highway 50 to Francisco Blvd.

The County Recreation Commission has established the following list of bikeway projects, and the list has been adopted by the County Board of Supervisors:

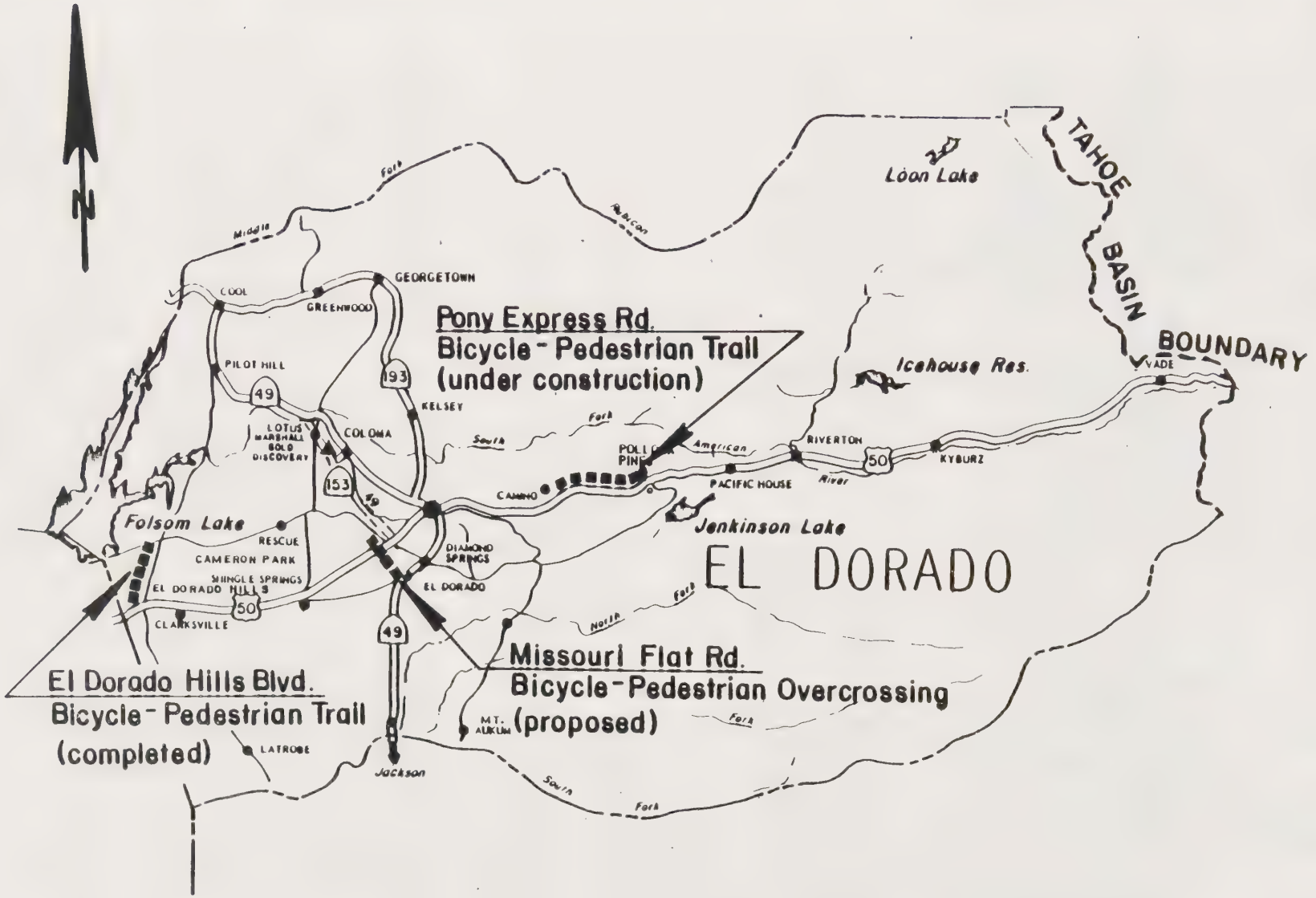
1. Pollock Pines Bike and Pedestrian Trail, on Pony Express Road.

2. Missouri Flat Road, from Herbert Green Elementary School to Charley Brown Elementary School.

3. Missouri Flat Road, from just south of Highway 50 to Prospector Plaza.

The third project has been designated primarily for the purpose of reserving right of way on any expansion of the Missouri Flat Road overpass over Highway 50.

The projects will be completed as funding becomes available, with the primary source of funds being the 2% allocated from TDA funds. At a projected cost of $80,000 to $90,000, the bicycle trail on Pony Express Road in Pollock Pines could take five or six years to complete.



BICYCLE ROUTE MAP

EXHIBIT 13

Equestrian-Hiking Trails

An Equestrian-Hiking Ad Hoc Committee was formed by the County Recreation Commission in February, 1976 to study needs and plan an Equestrian-Hiking Trail System for El Dorado County. Much of the groundwork for development of the plan has been done by the Committee, which was represented by a cross-section of the community that appreciated the need to provide facilities for the safe and convenient movement of equestrians and hikers throughout the County. A questionnaire was used to obtain citizen input. A draft plan was prepared by the Committee in 1976, circulated to interested groups, and coordinated with State, Federal, and adjoining county plans.

The draft plan has been stalled behind other projects for the past five years and was recently revived by the County Recreation Commission. It is currently in the process of being updated and finalized by a group of Sacramento State College students. It is expected that a final draft plan will be available in the early fall for review by the Recreation Commission and final approval by the County Board of Supervisors.

Freight Movement

Freight transportation services in El Dorado County are available by truck, rail, and air. Each mode is discussed separately below:

1. The major truck route in the County is State Highway 50. It is an interregional freight route carrying approximately 800 to 1500 trucks per day. Various trucking firms provide freight services to the Region.

2. Rail freight service in El Dorado County is provided by Southern Pacific Transportation Company (SPTC) and Michigan-California Lumber Company. The SPTC line is referred to as the Placerville Branch and connects to the mainline track in Sacramento. It serves the communities of Shingle Springs, El Dorado, Diamond Springs, and Placerville. The major stations along the line are Dugan, Bullard, El Dorado, Diamond Springs, and Placerville. None of the stations has a freight agent. The section between Placerville and Camino is owned by Michigan-California Lumber Company, often referred to as the Camino, Placerville, and Lake Tahoe Railroad. The eastern terminus is near Camino (approximately 10 miles northeast of Placerville). These railroad lines are shown on Exhibit 14.

   The major products exported from the County by rail are wood products and limestone. Due to fluctuations in the construction industry these shipments are seasonal. Rail usage for transporting imports into the County is minimal. The major products received are appliances, furniture, coal, and animal feed.

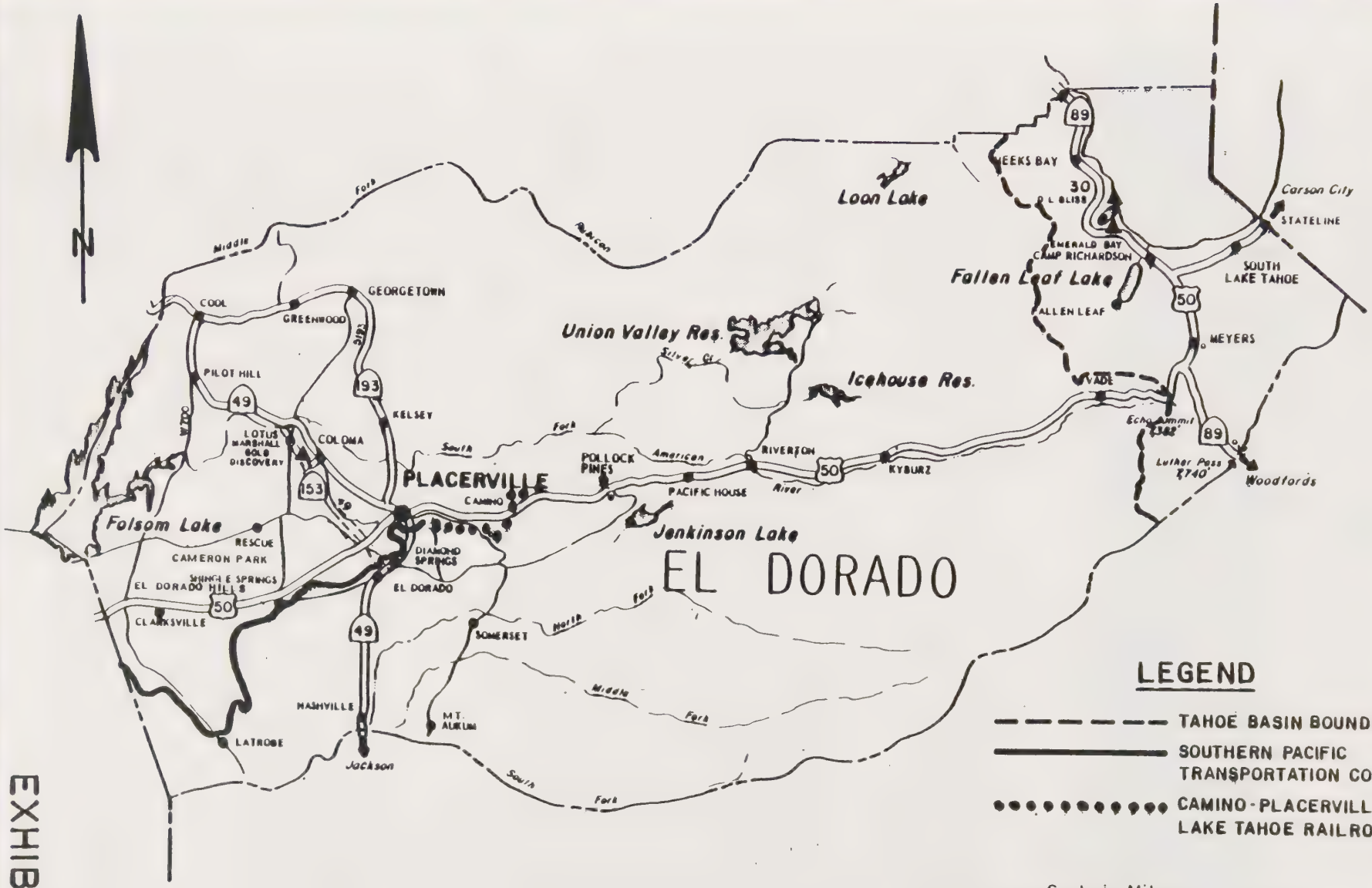


EXHIBIT 14

RAILROADS

3. Air freight for El Dorado County is provided at Sacramento Metro Airport, Lake Tahoe Airport, Placerville Airport, or Reno Airport. Occasionally a small item is hauled by an aircraft owner or on a charter basis to the various airports in the County. Air cargo represents a small portion of the total commodity movement because it is generally composed of high value, concentrated commodities in small shipments. The airports with commercial service are within an hour by surface transportation to all but the most remote parts of the County.

III. TRENDS AND ASSUMPTIONS

In order to accurately predict the short-range and long-range transportation needs of the Western Slope, it is necessary to examine past trends in population growth and transportation needs and then to develop assumptions based on these trends.

Population Trends

As mentioned in Section I, El Dorado County experienced the fourth fastest county growth rate in California from 1970 to 1980, a rate of 95.8%. While the population of the County in 1980 was 85,812, County Planning Department projections predict a population of 151,800 by 1990, a continued growth rate of nearly 77%.

While the County grows at a rapid rate, most of the growth is concentrated in the western edge of the County, around the communities of El Dorado Hills and Cameron Park. Population in this area increased from approximately 3600 in 1970 to 11,200 in 1980, a rate of 311%, and it is expected to grow at an annual rate of between 5 and 10% to yield an area population of between 40,000 to 60,000 residents by the year 2000.

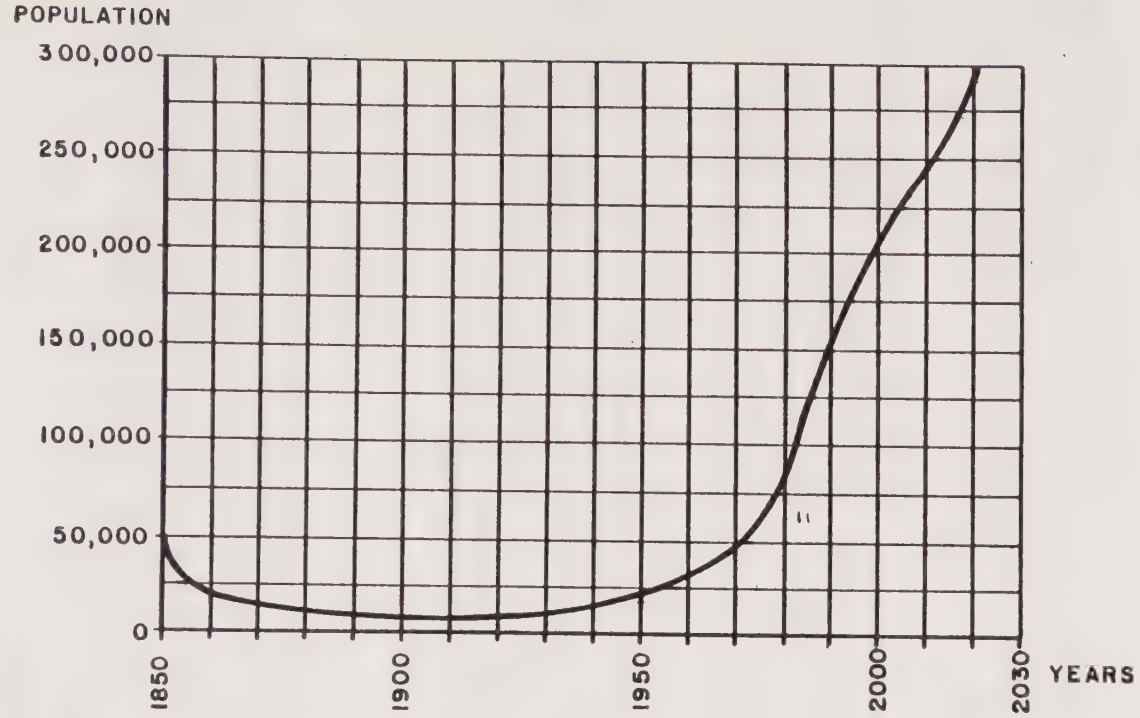
Exhibit 15 shows past and future growth trends for El Dorado County and for the Cameron Park/El Dorado Hills area. The reason for growth in the western edge of El Dorado County is large acreages of open, rolling hills topography, a proximity to Sacramento which encourages bedroom-community development, and attempts on the part of the County to induce industrial growth in the area. Industrial development would create thousands of jobs, spurring residential growth in the two communities.

Transportation Trends

A telephone transportation survey conducted by the El Dorado County Transportation Commission in December of 1981 provided useful, updated data for identifying transportation needs and trends in the Western Slope area. A survey of 1000 random households resulted in a sample of approximately 2,800 residents, or 4.8% of the total County Western Slope population. The following summary presents a synopsis of the major findings of the survey as they relate to this regional transportation plan.

1. Transportation Demographics

   The 1981 Western Slope Transportation Survey (WSTS) revealed the following statistics and provided comparisons for certain variables with statistics from 1980 California Department of Motor Vehicle records.



PERCENT OF GROWTH

1980-2000	136%	1980-1990 6,000 ADDITIONAL PEOPLE PER YEAR
		1990-2000 5,000 ADDITIONAL PEOPLE PER YEAR
2000-2020	43%	2000-2020 4,350 ADDITIONAL PEOPLE PER YEAR

POPULATION TRENDS

EXHIBIT 15

EXHIBIT 16

Transportation Demographics

	1981 WSTS	State of California
Median Age	28	—
Median Income	$19,000	—
Persons/Household	2.8	—
Autos/Trucks per Household	2.3	1.6
Autos/Household	1.6	1.3
Trucks/Household	0.7	0.3
Motorcycles/Household	0.2	0.1

It is worth noting that there is allost 50% more autos/trucks per household (2.3) on the Western Slope than there is on a Statewide average (1.6). Additionally, there is over .89 vehicles for every person living on the Western Slope.

Exhibit 17 captures transportation related demographics by community for the Western Slope.

2. Transportation Priorities and Problems

The survey (see Appendix for complete survey form) requested respondents to rank transportation priorities (i.e., roads, public bus, bikeways, etc.) with the following results:

57% Roads
35% Public Bus
7% Bikeways along existing roads
1% Other

Further priorities were requested under the major categories. Alternatives under "Roads" were: 1) Better Maintenance (67%), 2) Major Improvements (33%).

Alternatives under Public Bus were prioritized for preferred geographical bus service. Following is the results of the survey:

45% Better service in the rural areas to Placervile
29% Commuter service to Sacramento
26% Better service in the Placerville area

The priorities and percentages differed significantly in various communities.

EL DORADO COUNTY WESTERN SLOPE TRANSPORTATION SURVEY

SUMMARY BY COMMUNITY AREAS

COUNTY WIDE AND COMMUNITY AREAS		COUNTY WIDE	CAMERON PARK	CAMINO/CEDAR GROVE	COLOMA/LOTUS	COOL/PILOT HILL	DIAMOND/EL DORADO	EL DORADO HILLS	GEORGETOWN/GARDEN VLY	OUTINGDALE/MT AUK	PLACERVILLE/SMITH FLAT	PLEASANT VLY/SOMERSET	POLLOCK PINES	SHINGLE SPRINGS/RESCUE	OTHER *
HOUSEHOLDS SURVEYED	NO	1000	55	92	17	47	79	98	55	23	224	76	105	94	35
SAMPLE HOUSEHOLDS	%	100	5.5	9.2	1.7	4.7	9.9	9.8	5.5	2.3	22.4	7.6	10.5	9.4	3.5
MEDIAN ANNUAL INCOME	$/1000	19	30	16	25	21	17	30+	18	17	17	15	16	24	NA
AGE 60 AND OVER	%	21	12	28	16	17	26	9	20	18	32	21	20	12	NA
HANDICAPPED POPULATION	%	3.2	0.2	5.0	2.0	7.9	3.4	0	5.1	6.0	3.3	0	5.4	0	NA
PERSONS PER HOUSEHOLD	NO.	2.8	3.2	2.6	2.9	2.7	2.6	3.2	2.5	2.9	2.6	2.9	2.8	3.2	NA
AUTOS/TRUCKS PER HOUSEHOLD	NO.	2.3	2.7	2.2	2.9	2.2	2.1	2.6	2.1	2.7	2.0	2.6	2.1	2.6	NA
MOTORCYCLES PER HOUSEHOLD	NO.	0.2	0.3	0.2	0.1	0.2	0	0.2	0.3	0.2	0.1	0.2	0.3	0.1	NA
BICYCLES PER HOUSEHOLD	NO.	0.6	0.9	0.6	0.2	0.9	0.4	0.6	0.7	0.6	0.3	0.8	0.7	0.6	NA
NON-DRIVERS OVER AGE 16	%	5.2	3.6	9.1	2.4	5.0	6.5	2.0	5.7	3.4	4.7	6.2	8.0	3.2	NA
HAVING TRANSPORTATION PROBLEMS	%	7.8	7.2	6.5	5.9	12.8	5.1	3.1	3.6	0	7.6	10.5	11.4	13.8	NA
USE LOCAL BUS SYSTEM	%	1	2	0	0	0	1	0	2	0	1	1	0	0	NA
WOULD USE LOCAL BUS	%	47	46	49	41	53	44	62	41	55	32	58	58	46	NA
HOUSEHOLDS CARPOOLING	%	9	13	5	12	8	5	16	4	9	7	10	11	13	NA
PUBLIC BUS SYSTEM	PRIORITY RANKING	2	2	2	2	2	2	1	2	2	2	2	2	2	NA
BIKEWAYS ALONG ROADS	PRIORITY RANKING	3	3	3	3	3	3	3	3	3	3	3	3	3	NA
ROAD IMPROVEMENTS	PRIORITY RANKING	1	1	1	1	1	1	2	1	1	1	1	1	1	NA

* KELSEY (7), LATROBE (2), SWANSBORO COUNTRY (1), GREENWOOD (13), OMO RANCH/GRIZZLY FLAT (7) AND OTHER (5)

NA-NOT APPLICABLE

EXHIBIT 17

The last question (#19) in the survey asked if there were any transportation problems the County should be studying or suggestions regarding transportation or needs. There was a 45% response with a variety of comments. The comments were initially grouped into 25 categories, then summarized down to ten. Following are ten categories of comments and prioritization for the Western Slope of El Dorado County. The number below represents the percentage response to the 1000 interviews.

16.7% Improve roads
16.5% Improve local transit
3.7% Miscellaneous responses
2.2% Need train to Sacramento
1.9% Need pedestrian, bicycle, and equestrian facilities
1.3% Need commuter bus to Sacramento
1.1% Local bus system not cost-effective
1.0% No bikeways needed
0.9% More information needed on carpooling
54.7% No comment

3. Trip Destinations and Purposes

The survey addressed origins and destinations in the County by asking where the people live and what areas they travel to most often. (See Exhibit 18 for the origin and destination responses by community) The Countywide summary indicated Placerville (49%), Cameron Park (12%), and Diamond Springs/El Dorado (10%) were the top three areas traveled to most in the County. Placerville was the obvious expected result since it is the most populated in the survey area. Major trip purposes to Placerville were shopping, personal business, medical/dental and work.

The area traveled to most outside the County was Sacramento (52%). Other destinations were Auburn (9%), Folsom (7%), and Tahoe (6%). The major trip purposes to Sacramento were shopping (44%), work (20%), and medical/dental (12%).

4. Evaluation of Transportation Needs

A major objective in the survey was to determine transportation problems and needs (See Exhibit 19, Summary of Households Expressing a Transportation Need by Community). In the survey, 7.8% of the households expressed a transportation problem. Assuming 21,000 occupied households on the Western Slope of El Dorado County, 1,638 households may have a transportation problem (21,000 households x 7.8% = 1,638 total households).

EL DORADO COUNTY WESTERN SLOPE TRANSPORTATION SURVEY
ORIGIN AND DESTINATION RESPONSES
BY COMMUNITY

ORIGIN \ * DESTINATION	CAMERON PARK	CAMINO/CEDAR GROVE	COLOMA/LOTUS	COOL/PILOT HILL	DIAMOND/EL DORADO	EL DORADO HILLS	GEORGETOWN/GARDEN VLY	GREENWOOD	KELSEY	OUTINGDALE/MT AUK	PLACERVILLE/SMITH FLAT	PLEASANT VLY/SOMERSET	POLLOCK PINES	SHINGLE SPRINGS/RESCUE
CAMERON PARK	X	1	1	–	6	15	1	–	–	–	63	–	–	13
CAMINO/CEDAR GROVE	1	X	–	–	5	1	–	–	1	–	60	–	29	3
COLOMA/LOTUS	7	–	X	4	21	–	–	–	–	–	57	–	–	11
COOL/PILOT HILL	–	–	5	X	–	–	42	5	–	–	45	–	3	–
DIAMOND/EL DORADO	14	4	–	1	X	7	1	–	1	–	58	1	5	8
EL DORADO HILLS	48	–	–	–	1	X	–	–	1	–	39	–	–	11
GEORGETOWN/GARDEN VALLEY	–	2	–	–	4	–	X	–	–	–	94	–	–	–
GREENWOOD	–	–	–	17	–	–	58	X	–	–	17	–	8	–
KELSEY	8	–	–	–	8	8	23	–	X	–	53	–	–	–
OUTINGDALE/MT AUKUM	–	4	–	–	4	11	–	–	–	X	78	4	–	–
PLACERVILLE/SMITH FLAT	17	13	2	–	32	6	1	–	1	–	X	2	12	14
PLEASANT VALLEY/SOMERSET	1	6	–	–	11	2	–	–	–	1	67	X	8	4
POLLOCK PINES	2	8	2	–	6	–	–	–	1	–	77	2	X	2
SHINGLE SPRINGS/RESCUE	–	–	1	–	14	8	1	–	–	–	76	–	–	X

* DESTINATIONS WITHIN COUNTY ONLY
TRIPS IN THE VICINITY OF RESIDENCE EXCLUDED
NUMBERS REPRESENT RESPONSE PERCENTAGE OF THOSE COMMUNITIES LISTED
TRIPS TO DESTINATION IN COUNTY NOT SHOWN ABOVE WERE EXCLUDED

EXHIBIT 18

EL DORADO COUNTY WESTERN SLOPE TRANSPORTATION SURVEY

SUMMARY OF HOUSEHOLDS EXPRESSING A TRANSPORTATION NEED

COUNTY WIDE AND COMMUNITY AREAS		COUNTY WIDE	CAMERON PARK	CAMINO/CEDAR GROVE	COOL/PILOT HILL	DIAMOND/EL DORADO	PLACERVILLE	PLEASANT VALLEY SOMERSET	POLLOCK PINES	SHINGLE SPRINGS RESCUE	OTHER *
PERSONS WITH PROBLEMS	NO.	100	4	12	8	4	17	12	20	15	8
HOUSEHOLDS WITH TRANSPORTATION PROBLEMS	%	7.8	7.3	6.5	12.8	5.1	7.6	10.5	11.4	13.8	4.4
HOUSEHOLD SAMPLE	NO.	78	4	6	6	4	17	8	12	13	8
AGE 60 AND OVER	%	23	50	17	13	50	47	17	15	20	NA
MALE	%	41	0	50	13	25	41	42	50	47	NA
FEMALE	%	59	100	50	87	50	59	58	50	53	NA
NO DRIVERS LICENSE	%	32	50	75	63	100	88	58	35	20	NA
RETIRED	%	15	25	8	13	25	24	0	15	33	NA
HANDICAPPED/DISABLED	%	29	25	25	13	75	77	17	15	0	NA
STUDENT	%	21	25	33	50	0	0	8	35	13	NA
NEED TO TRAVEL TO PLACERVILLE	%	73	0	73	20	67	100	87	81	81	NA
" " " " SACRAMENTO	%	15	75	23	20	33	0	0	15	13	NA
" " " " AUBURN	%	5	0	0	50	0	0	0	0	0	NA
" " " " GEORGETOWN/GARDEN VALLEY	%	2	0	0	10	0	0	0	0	0	NA
" " " " DIAMOND/EL DORADO	%	2	0	0	0	0	0	7	4	0	NA
AVG. HIGHEST FARE WILLING TO PAY	$	1.10	1.00	1.70	1.85	1.00	0.65	1.05	0.75	0.85	NA

* COLOMA/LOTUS(1), EL DORADO HILLS(3), GEORGETOWN(2) AND GREENWOOD(2)

NA-NOT APPLICABLE

EXHIBIT 19

Of those expressing a transportation problem, the major destinations for travel were to Placerville (73%), Sacramento (15%), and Auburn (5%). The major difficulties expressed in making trips were: public transportation unavailable (31%), physical/mental condition (27%), vehicle not available (12%), and no driver's license (8%).

Based on data provided by the respondents with tranportation needs, 1125 trips per month were needed but 868 trips per month were actually made (77% of the trips needed were made). The trips were usually made by: (1) family member drivers (56%), (2) friend drivers (22%), and (3) social agency/local bus (2%). Slightly more than half (52%) of those expressing a transportation problem age 16 or over cannot or do not drive.

5. Carpooling

Nine percent of the households surveyed indicated that they carpooled on a regular basis. Carpooling to Sacramento and Placerville got the largest responses. Major trip purposes were work, personal business, and school. The carpool work trip response was highest to Sacramento (89%) and Placerville (78%).

Assumptions

Several important assumptions can be drawn from the results of the transportation survey and analysis of current County population trends.

The most obvious conclusion is that there is currently a high degree of transportation dependency on the private automobile, and it would be unrealistic to think this predisposition will change in the near future. The private automobile is the only means of travel for both local and long distance trips for the vast majority of Western Slope residents. The comfort and flexibility of the auto has made it the most viable transportation alternative, while the road system has been instrumental in reducing the isolation of rural families and rural communities.

However, the important minority of transportation dependent Western Slope residents should also be considered. Whether this dependency is caused by low income, disability, or age, it is vital that this population have access to some form of transportation. While the solutions may range from public transit to carpooling to adequate bicycle lanes to social service agency transportation, the unmet transportation needs of this segment should be addressed.

While unmet transportation needs that are reasonable to meet must be provided for the WSTS results show conclusively that the majority of Western Slope residents would like to emphasize the maintenance and improvement of the road network in the County. The 57% of the survey

respondents who ranked "Roads" as their number one transportation priority accurately reflects the dependence on private automobiles. The survey further demonstrated that respondents are most concerned about maintaining the existing roads, while "Major Improvements" was ranked a secondary priority.

Over one-third of the residents are concerned about the development of public bus service in the Western Slope area. This is a fairly significant percentage in an area with a high degree of auto dependency. Nearly half of those respondents who prioritized public bus service emphasized the development of better service from the rural areas of the County to Placerville. Despite the fact that El Dorado Transit currently provides this service, it appears that residents need to be informed about its availability or the routes and schedule need to be modified to meet demonstrated needs. An additional 29% mentioned the need for commuter service to Sacramento. With the expected development of Cameron Park and El Dorado Hills, this demand will undoubtedly increase. One quarter of the "Public Bus" respondents listed better public bus service in Placerville as a concern. It is expected that the Placerville Area Shuttle Service, introducted in July of 1982, will meet this need.

This WSTS indicates that Placerville is currently the primary destination for Western Slope residents, while development projections point to a future focus on the El Dorado Hills/Cameron Park area. Transportation development plans will need to address both of these trends. Short-range plans should emphasize maintenance of roads leading into Placerville and development of public bus service into and around Placerville, while long-range plans must ensure development of a far-sighted road network in the El Dorado Hills/Cameron Park area and provisions for public transit services.

Section V of this Regional Transportation Plan, the Plan Implementation (Action Element) will address these trends and assumptions and recommend avenues of action to meet the varied transportation needs.

IV. REGIONAL TRANSPORTATION GOALS AND OBJECTIVES (POLICY ELEMENT)

Definition of Terms

This chapter is intended to provide a framework of goals and objectives for Regional Transportation Planning in El Dorado County. The terms goals and objectives as used here are defined as follows:

Goal: A broad statement of policy direction. One goal is presented for each mode of transportation discussed in this plan.

Objective: A statement of results to be achieved which often lends itself to measurement. All objectives under a goal are directed towards attaining that goal.

Previously Adopted Goals

In April 1976, the El Dorado County Local Transportation Commission adopted the 1976-1995 RTP. The following five alternative transportation proposals were considered at that time:

1. No Build

   This alternative assumed continuation of the existing transportation systems to the year 1995 without further expansion. It did not include any improvement projects to maintain or improve the existing level of service or the establishment of new services.

2. Fiscally Constrained

   This proposal provided for development of the desired 1995 transportation systems and services that could be accomplished with current Federal, State, and local revenue sources.

3. Emphasize Road System Improvements

   This alternative would have placed the major thrust of transportation development in the Region on improving the road system.

4. Emphasize Multimodal Transportation Systems

   This alternative proposed road improvements, provision of public transportation and non-motorized facilities.

5. Emphasize Public Transportation

   This alternative would have established a policy and program to actively expand and encourage public transportation usage.

The LTC adopted Alternative 4 as the desirable long-range overall transportation goal for the Region. The Commission also adopted more specific goals and objectives in the 1976 RTP. These goals and objectives have been updated by mode for the 1982 RTP.

Streets, Roads, and Highways

Goal: To provide adequate maintenance of streets and roads, improvement of deteriorating facilities, and the addition of essential transportation links, through the efficient use of available funds and the creative development of potential funding sources.

Objectives: Ensure that all County streets and roads are maintained at their current level or above.

Give priority to maintenance projects whose purpose is to upgrade currently deteriorating facilities.

Aggressively pursue Federal, State, and local support for the development and construction of vital transportation links.

Actively pursue all available traditional funding sources and develop additional potential sources (i.e., assessment districts and local gas tax).

Public Transit

Goal: To provide a reliable public transit system that both serves transportation disadvantaged persons and provides an alternative mode of travel for all Western Slope residents.

Objectives: Increase the productivity and reliability of the transit system through the expansion of regularly scheduled fixed route services.

Transit services will continue to provide for the specialized needs of the elderly and handicapped through compliance with State and Federal laws and regulations regarding full accessibility and the coordination of services.

Transit will be encouraged as an alternative mode of inter and intra regional travel through the provision of commuter-oriented bus services and designated parking areas for use by carpools and vanpools.

Encourage the use of ridesharing and vanpooling opportunities through increased public information campaigns focused on availability and cost-effectiveness.

Aviation

Goal: To manage the aviation system in a cost-effective manner in order to accommodate the demand for aviation and minimize safety hazards, noise pollution, and conflicts with surrounding neighborhoods.

Objectives: Local jurisdictions should use land use zoning in areas near airports to promote land uses that are compatible with airport activities and that are not safety hazards.

Support the safety improvements that are identified in the Capital Improvement Program for Airports (Chapter V) and pursue additional funding sources directed toward air and ground safety improvements.

Non Motorized

Goal: Provide safe and accessible pedestrian, bicycle, and equestrian systems by providing additional facilities, removing obstacles to the use of these facilities, and reducing conflicts with motor vehicles.

Objectives: Support the completion of projects contained in the Bikeway Master Plan through the continued allocation of Transportation Development Act funds for bicycle purposes.

Encourage local jurisdictions to develop policies which promote safe and convenient pedestrian facilities in existing and proposed residential developments.

Support the development of appropriate funding sources and the completion of projects as outlined in the Equestrian-Hiking Trail System Plan.

Freight Movement

Freight movement in El Dorado County is controlled exclusively by the private sector. The Local Transportation Commission will continue to work with the freight movement industry in the provision of an adequate road and railroad network. However, the LTC has no jurisdiction over actual freight movement. Therefore, no goals and objectives are presented.

V. PLAN IMPLEMENTATION (ACTION ELEMENT)

The purpose of the Action Element of the Regional Transportation Plan is to describe the programs and actions necessary to carry out the policies identified in the Policy Element. The following sections identify the proposed programs by mode and by implementing agency.

Streets, Roads and Highways

The priorities for streets, roads, and highways in El Dorado County center on maintenance of the existing system, improvements of deteriorating facilities and the addition of essential transportation links.

Highways

Exhibit 20 contains the State's 5-Year Highway Improvement Program (from the State Transportation Improvement Program - STIP). This program emphasizes maintenance and reconstruction of the existing highway system.

In addition to the program identified in the STIP, local jurisdictions within El Dorado County have identified two additional highway projects of high priority, the Government Center interchange in Placerville and the realignment of Route 49 between Placerville and Lotus. The justification for each of these projects is discussed in Chapter II, Description of Existing Regional Transportation System. Actions for continued pursuit of these two projects are described below:

1. Government Center Interchange - Local Transportation Commission staff recently testified before the California Transportation Commission in support of this project. The CTC indicated an interest in funding the project if a local assessment district could be formed to provide a 50% local match. Local governments and the LTC are currently studying the formation of an asessment district and will continue to pursue inclusion in the STIP and the construction of this project (See Chapter VI, Financial Plan, for a financial analysis of the assessment district). The LTC considers this project their number one priority State highway project.

2. Realignment of Route 49 - The LTC will continue to oppose the rescission of the adopted realignment by the California Transportation Commission. Experiences gained from the proposed formation of an assessment district for the Government Center interchange could be applied to potential local funding for the Route 49 realignment. Realignment of this route is an essential transportation link as discussed in the Streets, Roads, and Highways goal in Chapter IV.

EXHIBIT 20

5-Year Highway Capital Improvement Program***
STIP

Rte.	Location	Project Description	82-3	83-4	84-5	85-6	86-7
49	South of Cool	Bridge reconstruction	X				
50	Echo Maint. Station	Facility improvements	X	X			
50	Pyramid Cr. to Pinecrest Rd.	Curve correction, erosion control	X				
193	S. Fk. American River River to Rte. 49	Retaining wall		X			
193	S. Fk. American River Bridge	Replace bridge			X		
50	Plcvl & Echo Maint. Stations	Facility improvements			X	X	X
—	Various-Some unknown*	Minor Lump Sum Projects**	X	X	X	X	X

* Unknown locations may eventually be in CTRPA's region
** Includes safety improvements, protective betterment, bridge deck seals, damage restoration, operational improvements, roadway reconstruction, edge drains, and freeway traffic service.
*** Dollar amounts for each project are shown in Chapter VI, Financial Plan.

Streets and Roads

Exhibits 21 and 22 contain the capital improvement programs for the City of Placerville and El Dorado County street and road systems. Exhibit 23 contains the 1982 Federal-Aid Secondary program for the Western Slope of El Dorado County. There are no Federal-Aid Urban projects scheduled for the Western Slope during the next five years.

EXHIBIT 21

City of Placerville
5-Year Capital Improvement Program**
1982 - 1987

Project Location*	Project Description
Schnell School	Overlay
Placerville Drive	Widening
Country Club Drive	Reconstruction
Point View Drive	Widening
Moulton Drive	Extension
Forni Road	Overlay & Widening
Smith Flat Road	Overlay
Main Street	Reconstruction
Cedar Ravine	Widening

*Projects not listed in priority order
**Dollar amounts for each project are shown in Chapter VI, Financial Plan.

EXHIBIT 22

El Dorado County
5-Year Capital Improvement Program*
For County Roads

Location	Project Description
Lotus Road @ Weber Creek	Bridge
Mt. Aukum Road-County Line to 0.3 mile north. Co-op agreement with Amador County	Bridge
Missouri Flat Road-Intersection with Rte. 50 and Mother Lode Drive	Signal
Missouri Flat Road-Intersection with Forni Road	Signal/Widening
Sand Ridge Road at North Fork Consumnes River	Bridge
Pony Express Trail-From Ridgeway Drive to Sly Park Road, 2.5 miles	Resurfacing/Widening
Ice House Road-From Rte. 50 to Peavine Ridge Road, 6 miles	Pavement/Repair
30 Mile Stone Road at South Fork American River	Bridge
Wildwood Way at South Fork American River	Bridge
Bridgeport School Road at Cedar Creek	Bridge
Happy Valley Cut-Off Road at Camp Creek	Bridge
Hazel Valley Road at PG&E Canal	Bridge
Glen Alpine Road at Alpine Creek	Bridge

* Dollar amounts for each project are shown in Chapter VI, Financial Plan.

EXHIBIT 23

El Dorado Western Slope
Federal-Aid Secondary Program*

Project Location	Project Description	Construction Year
Mt. Aukum Road at Amador County Line	Joint project with Amador County to construct a new bridge crossing, South Fork Consumnes River, and widen and reconstruct roadway	1983-84
Lotus Road at Weber Creek	Bridge replacement across Weber Creek	1983-84

* Dollar amounts for each project are shown in Chapter VI, Financial Plan.

Public Transit

The Action Plan for public transit proposes a three-pronged plan of enhancement of existing services, introduction of new services, and increased public information dissemination of all services. It should be noted that El Dorado Transit will conduct a Comprehensive Operational Analysis study from November 1982 to April 1983 using consultant services and the assistance of Caltrans. The results of the study may have an impact on the following recommendations and will be noted in the 1983 Tranpsortation Development Plan update.

El Dorado Transit

The following changes are proposed to enhance existing El Dorado Transit public bus services in the Placerville area:

a. Dial-a-Ride Service - El Dorado Transit's dial-a-ride service changed from 24-hour advance reservation to immediate demand-responsive in September, 1982, with radios being installed in all the vehicles. It is recommended that this change be pursued to achieve increased productivity out of the dial-a-ride service, through refinement of dispatching techniques and dissemination of information on the revised service.

b. Placerville Area Shuttle Service - It is recommended that PASS be expanded through the following revisions to provide more comprehensive service to the Placerville area:

- January 1983: Add a third vehicle to PASS and extend fixed route coverage to Diamond Springs and El Dorado.
- July 1983: Add Saturday service with two vehicles operating on a limited fixed route basis.
- July 1984: Add a fourth vehicle to PASS to decrease headways and meet greater demand.
- July 1985: Incorporate daily, regularly scheduled service to Pollock Pines and Camino with convenient interface and transfer to PASS.

c. County Route Service - The four current route-deviation County Routes need to be evaluated with an eye toward revision or elimination. Minimal marketing has been done to date; a more extensive marketing campaign should be undertaken to ensure that routes are not eliminated through lack of awareness rather than lack of demand.

d. Special Transportation Services - El Dorado Transit currently provides transportation services for several Welfare and Health Department referrals. El Dorado Transit needs to begin fulfilling its AB 120 role of Coordinated Transportation Service Agency (CTSA) for the Western Slope by acting as a coordinator, but not necessarily provider of transportation services. The system is often placed in the position of providing costly transportation from outlying communities into Placerville or from Placerville to Sacramento. These are unmet needs that may not be reasonable to meet. While El Dorado Transit should continue to act as the provider of last resort, efforts should be made to coordinate with other agencies and with volunteer drivers to develop more cost efficient and effective transportation services.

Additional Service Areas

In addition to the aforementioned additions and revisions to El Dorado Transit services, attention must be turned to providing transportation services to the growing area of Cameron Park/El Dorado Hills, focusing on the following developments:

a. Commuter Bus Service - Commuter Bus Lines, Inc. currently runs one commute bus from Placerville to Sacramento with stops along the way, including El Dorado Hills and Diamond Springs. The Western Slope Transportation Survey indicated a strong demand on the part of the residents of this area for improved Sacramento commuter service. Coordination efforts aimed at vanpooling, carpooling, and park and ride will answer some of the demand, but it is recommended that additional commuter bus service be added, with one additional highway bus brought into service in January 1983, and, should demand justify it, a third bus put in service in 1985.

If Commuter Bus Lines, Inc. is reluctant to take the risk of adding an additional bus(es), the County could work with them in various degrees of cooperation, ranging from agreeing to provide marketing and coordination efforts to providing initial "seed money" or partial subsidization of the program.

b. Dial-A-Ride Service - General public transportation confined to the Cameron Park/El Dorado Hills area should be implemented in fiscal year 1983/84. In order to determine the most common trip generators and patterns, a one vehicle dial-a-ride service should be used for the first year of service, dispatched out of the Placerville El Dorado Transit office with a toll-free phone line. This service will initially be open to the general public, but with the subsequent introduction of fixed route service, it would become limited to elderly and handicapped passengers who couldn't access the fixed route.

c. Fixed Route Service - As mentioned in the previous section, it is proposed that fixed route service be introduced in the Cameron Park/ El Dorado Hills area, with a target date of January 1985. The service would initially be provided using one vehicle, with a second vehicle to be added in fiscal year 1985/86 to increase the service area and decrease the headways. It is expected that the fixed route would interface with park and ride lots, the Commuter Bus Line, and Greyhound schedules. Additionally, it is proposed that regularly scheduled services between Placerville and Cameron Park/El Dorado Hills be introduced in 1985 to provide a transfer and link between the PASS and Cameron Park/El Dorado Hills fixed route services.

Park and Ride Lots

Park and ride lots will play a significant role in the El Dorado County transportation network as Western Slope population continues to grow, particularly with respect to Sacramento commuters living in the Cameron Park/El Dorado Hills area. The development of park and ride facilities should come in two approaches:

a. Expansion and improvement of existing lots: Particular attention should be paid to expansion of certain existing park and ride lots on the Highway 50 Corridor that are currently experiencing heavy usage. Improvements should also be made on deficient lots either through surfacing or the addition of bicycle lockers and/or bus shelters.

b. The only park and ride lots currently found on the Western Slope are on the Highway 50 Corridor. Efforts should be made to assess demand and locate lots on significant collector roads around the County. A study to forecast demand for these lots should be undertaken early in 1983, with initiation of right of way acquisition to commence in fiscal year 1983/84. Potential sites for future park and ride lots include:

- Intersection of Highways 49 and 193 in Cool to provide for commuters going from Georgetown, Cool, and Pilot Hill to Auburn.
- Intersection of Highway 49 and Salmon Falls Road in Pilot Hill to provide a lot for commuters traveling from Georgetown, Cool, and Pilot Hill to Sacramento.

- Intersection of Highway 49 and Lotus Road in Lotus for commuters going from Kelsey, Lotus, and Coloma to Sacramento.
- Highway 50 at Sly Park Road in Pollock Pines to provide for interface with El Dorado Transit and vanpool programs for commute transportation into Placerville.
- Highway 50 at Snows Road in Camino to provide for interface with El Dorado Transit and vanpool programs for commute transportation into Placerville.

Some or all of these proposed sites would initially be minimally sized lots of 8 to 10 spaces with only basic grading improvements. Consideration should be given to leasing spaces from existing lots in places such as shopping centers or to utilizing lots that are not used on weekdays such as church parking lots. The primary cost for the start-up implementation of these new park and ride facilities would be marketing related to informing the public of their availability and how to use them. The implementation of the lots listed would require that they be included in the STIP.

Improvements on two existing park and ride lots have been programmed into the 1982 State Transportation Improvement Program. $60,000 has been allocated for general work to be done on park and ride lots between El Dorado Hills and Placerville on Highway 50 in 1983. This work will include landscaping, lighting, and shelters. $90,000 has been allocated for 1983 for expansion of the park and ride lot on Highway 50 at Shingle Springs Road to slightly over 100 spaces.

Vanpooling and Carpooling

Mechanisms are in place at the State level for expanding existing vanpool and carpool programs. The primary task in developig the program has become one of informing the public of the existence of the alternative pooling programs and convincing them of the advantages of using the facilities and services.

County transportation planning staff should coordinate with the State in establishing an effective marketing program that would comprehensively inform affected residents of the availability of all current and any new vanpooling and carpooling opportunities.

Coordination of efforts should also occur in attempting to develop vanpooling and carpooling not only to Sacramento but also from outlying communities into Placerville. These would offer an alternative to both driving alone and riding El Dorado Transit and could eventually become successful to the point of eliminating the need for El Dorado Transit commuter services.

Aviation

Exhibit 24 contains the 5-year Capital Improvement Program for Airports on the Western Slope of El Dorado County

EXHIBIT 24

El Dorado 5-Year Capital Improvement Program
For Airports

Name of Airport	Type of Improvement
Placerville	Slurry seal runway Overlay runway, taxiway and ramp Rotating beacon Traffic pattern indicator Paving additional tiedowns
Georgetown	Slurry seal runway Overlay runway Traffic pattern indicator Paving additional tiedowns

Cameron Air Park is currently privately operated and ineligible for State funds. Therefore no Improvement Program has been developed for this airport.

These improvements are consistent with the Aviation Goal of minimizing safety hazards as identified in Chapter IV.

All three of the airports on the Western Slope are currently classified as Basic Utility-Stage 1 airports, and can accommodate approximaty 75% of propeller aircraft. They are expected to grow in capacity as shown in Exhibit 25.

EXHIBIT 25

Expected Airport Growth

Airport	Based Aircraft		
	1980	1985	1995
Placerville	124	130	150
Georgetown	24	25	35
Cameron Air Park	50	70	114

Additionally the El Dorado County Planning Department, under the direction of the LTC, is evaluating a proposal to locate an Executive Airport in West El Dorado County near Latrobe Road off Highway 50. This proposal is in its early stages and will be included in the 1984 update of the RTP should it develop.

Non-Motorized Transportation

Bicycle/Pedestrian Routes

The El Dorado County Recreation Commission and Board of Supervisors have established a priority list of bicycle/pedestrian trails that will require a minimum of five years to complete. It is recommended that the Board and Recreation Commission review and update the priority list on a yearly basis to account for changing patterns of bicycle and pedestrian travel and residential developments.

It is further recommended that the Local Transportation Commission consistently allocate the 2% TDA funding available for bicycle and pedestrian trail planning and construction. At the amount of $15,000 to $20,000 available per year, these funds will be fully used to build the proposed trails.

Equestrian-Hiking Trails

When the final plan for a County equestrian and hiking trail system becomes available in late 1982, it should be adopted by the Recreation Commission and Board of Supervisors with a priority listing of proposed trails. This list, as was the case with the bicycle trail listing, should be reviewed and updated on a yearly basis by the Commission and the Board.

Since funding for equestrian-hiking trails is not nearly as reliable as it is for bicycle trails, creative sources will have to be tapped including user fees, State Park Bond Act funds, and private donations. The lead for development of these funds should be taken by the Recreation Commission, perhaps through the establishment of an equestrian hiking trail advisory committee.

VI. FINANCIAL PLAN

Description of Funding Sources

Streets, Roads, and Highways

Federal:

The 1978 Federal Surface Transportation Act provides money for many highway programs for which California is eligible. These funds are administered by the Federal Highway Administration (FHWA) and are generally apportioned in accordance with a specific allocation formula for each program.

Revenue is generated from the Federal fuel tax of 4¢ per gallon and excise taxes on rubber, commercial vehicles, lubricants, and other transportation related items.

In any year there may be over 20 separate categories of projects. The funding for the categories is based on priorities as seen by the Federal Administration and Congress. Many of the programs are relatively minor in terms of their impact upon transportation in El Dorado County. The categories which have the most impact are the Federal-Aid Primary (FAP), Federal-Aid Secondary (FAS), and the Federal-Aid Urban (FAU). El Dorado County does not have any Federal-Aid Interstate routes.

Federal property located within the County also provides funds. Twenty-five percent of all revenue generated by National Forest Land use for product sales is returned to the County. These funds can only be used for road and school purposes.

A small amount of Federal general tax funds are appropriated for roads in Federally administered areas such as national parks and forests.

State:

The California motorist pays 7¢ per gallon State tax on fuel and will pay 9¢ per gallon after January 1, 1983. This is the principal source of revenue and is called the Highway User Tax Account. A small portion of revenue is derived from motor vehicle registrations, weight fees, drivers licenses, etc. These taxes provide funds for streets and roads after the expenses of the State agencies (i.e., Department of Motor Vehicles, Highway Patrol, Air Resources Board, etc.) are met.

Local:

3.39¢ of the 7¢ gasoline tax goes directly to the cities and counties for street purposes. This will increase to 4.39¢ of 9¢ on January 1. 1983. Senate Bill 215 (Chapter 541) made an additional allocation of $100 million to cities and counties during the 1982/83 fiscal year.

A county may also impose an increase in gasoline taxes in 1¢ increments on a countywide basis if the increase is approved at an election, the county and cities have a written agreement on allocation of the tax revenues, and the proposition is approved by the Board of Supervisors and by a majority of the City Councils having a majority of the population in the incorporated area of the county.

Transportation Development Act funds are derived from the State general sales tax and are returned to the county of origin. These funds are divided into Local Transportation Funds (LTF), State Transit Assistance Funds (STA), and Unified Transportation Funds (UTF). STA and UTF are discretionary funds that can be used for transit or street and road purposes. LTF funds are apportioned to cities and counties on the basis of population and may be used for street and road purposes if the LTC finds that there are no unmet transit needs that can be reasonably met. Claims for these funds are filed with the LTC.

Transit

Federal:

The Urban Mass Transportation Administration (UMTA) provides grants for public transit out of Federal general funds. Generally the grants are for capital or operating purposes and require local matching funds.

UMTA programs which are applicable to El Dorado County are Section 18 - public transit operating and capital grants for non-urbanized areas; Section 8 - planning funds; and Section 16(b)(2) - capital grants for private non-profit agencies.

Federal-Aid Urban funds may also be used for capital purchases of transit equipment.

State:

The State provides practically no direct support for transit from general fund revenues, however, they do fund park and ride lots from highway funds and ridesharing programs through the Department of Transportation.

The Transportation Development Act (TDA) funds are collected by the State but returned to the local agencies. These funds are discussed under Local Funds below.

Local:

Transportation Development Act funds are derived from the State general sales tax and returned to the county of origin. As discussed above under Streets and Roads these funds are divided into LTF, STA, and UTF. They can be used by transit operators for capital or operating purposes and by

cities and counties for contracts for transit services. Transit is the priority use for LTF monies, however there are no priorities for use of STA and UTF monies. Claims for these funds are filed with the Local Transportation Commission.

Recently enacted SB 320 is a six-year bill which provides funding for the development of ridesharing programs at the local level. Funds from this source will become available in early 1983 to promote existing rideshare programs.

Aviation

Federal:

The funding authorizations for the Airport Development Aid Program (ADAP) grants under the Airport and Airway Development Act funds are distributed at the discretion of the U.S. Secretary of Transportation. California usually gets about 7-1/2% of the national total. Apportionment is on an individual grant basis for planning and capital programs. The present Federal ADAP Program provides 90% Federal funding with 10% local funding for general aviation airports.

State:

The aeronautics account is financed by aviation gasoline taxes. These funds support the operation of the Department of Aeronautics and provide grants to local agencies for capital improvements of general aviation airport facilities.

The major source of revenue is the unrefunded portion of the 7¢ per gallon tax on aviation gsoline and the 2¢ per gallon tax on jet fuel.

Allocations of State funds to public airports are made by the California Transportation Commission from the State Aeronatics Account. Annual grants of $5,000 are available to each general aviation airport for capital improvements and the remaining funds are granted by priority for additional capital improvements.

Four types of State financial aid to airports are available:

a) Annual Grants of $5,000. (California Aid to Airports Program)

b) Acquisition and Development Grants funding for 50% to 90% of eligible project costs as set annually by the Aeronautics Board. In recent years funds have been adequate enough to fund all projects at 90%.

c) Loans 100% of project cost for self-amortizing improvements.

d) Recreation and Reliever Airport Grants 100% of construction cost with sponsor providing the land.

Local:

Local funds for airports on the Western Slope come exclusively from fees charged to users.

Non-Motorized

Federal:

Federal funds for bicycle or pedestrian facilities are available only for projects along interstate routes. There are no inter-state routes in El Dorado County.

State:

State funds are available for pedestrian or bicycle facilities from the State Highway Account for projects along State highways. The project must be in the STIP.

State funds are also available from the Bicycle Lane Account for counties that have an approved Bikeway Plan. Such counties are eligible for up to $90,000 and must provide a 10% local match. The projects must have some relationship to a State highway

Local:

Local funds are available for bicycle or pedestrian facilities from Transportation Development Act funds. Two percent of these funds may be set aside for bicycle or pedestrian projects.

Streets, Roads, and Highways

Inflationary pressures coupled with declining revenues have created substantial financial problems for streets, roads, and highway budgets in recent years. Studies of existing needs have identified $22,001,000 in projects on State highways and $13,299,000 in projects on county streets and roads that are needed now but are not funded. See Exhibits 26 and 27. In addition to those projects listed, the realignment of Highway 49 is also a need. The cost of realignment as an expressway is currently estimated at $15.2 million, including $2 million for right of way.

These identified needs can be compared with the funded projects shown in Exhibits 28, 29, 30, and 31. These improvement programs are by necessity fiscally constrained and do not contain even a majority of the identified needs.

Several alternatives are being pursued by local jurisdictions to fund portions of this shortfall. These methods include the formation of assessment districts, a raise in gasoline taxes, and the institution of benefit fees. Each of these methods is disucssed below:

1. Formation of Assessment Districts -

This method of funding a project is currently being considered for the Government Center Interchange. The proposal suggests a three component construction contract, based upon three individual assessment districts to be conducted jointly and concurrently. Each of the three districts would be formed only if 60% of the property owners (including the County) are in favor of their formation. Assessments would be made one-half to benefitting frontages and one-half to benefitting area. The California Transportation Commission has expressed interest in the project if the County and City can successfully establish the assessment district(s) by May 1983.

2. Raise Gasoline Taxes -

The El Dorado County ballot for the November 1982 General Election will contain a measure to raise gasoline taxes by 2¢/gallon. If the measure passes it is projected to raise $740,000 annually. These funds would be divided $226,070 to the City of South Lake Tahoe, $101,010 to the City of Placerville, and $412,920 to El Dorado County.

3. Benefit Fees -

The El Dorado County Board of Supervisors recently approved a benefit fee structure plan that could eventually pay for $7.5 million worth of road improvements in the Cameron Park area. The proposed fees would be levied on new residential parcel splits and subdivisions and on new commercial and industrial construction. The fee structure was arrived at by dividing the 11.7 square mile Cameron Park planning area into seven areas of benefit. Because of the varying amounts of traffic each area could be expected to generate, a different fee was determined for each area.

If the assessment district and benefit fees are successful they could be applied to other projects.

EXHIBIT 26

Identified State Highway Needs

Rte.	Project Description	Cost $1,000
50	New Placerville Maintenance Station	1,100
50	Sand storage building Pollock Pines	200
50&49	Various bridge deck seals and overlay	559
49	Various bridge deck rehabilitation	191
193	Various structural section repairs	190
50	Various structural section repairs	1,770
49	Various structural section repairs	910
49	Slipout repair	335
193	Slipout repair	357
50	Slipout repair	1,779
50	Drainage repair	75
50	Slide stabilization	500
50&49	Lateral support	260
50	Embankment restoration	641
50	Curve improvement	700
50	Channelization and curve correction	400
50	Highway planting	327
50	Roadside rest at Sly Park	3,025
50	Construct on-ramps at Cameron Park Drive	210
49	Left-turn channelization	352
49	Curve correction	950
50	Construct Government Center Interchange	4,500
50	Truck climbing lane	910
50	Revise Forni Road ramps and frontage roads	960
50	Add passing lanes at Ice House Road	800
	TOTAL	$22,001

EXHIBIT 27

El Dorado County
Identified Street and Road Needs

Location	Project Description	Cost $1,000
Carson Road–Connect Road #89 to Road #34J, 0.75 mile	New Construction	949
Green Valley Road–La Crescenta Drive to 011 mile east of Deer Valley Road near Rescue, 2.4 miles	Alignment, Widening	1,300
Latrobe Road–Bridge at Deer Creek and roadway reconstruction MP–6.7 to MP–7.9, 1.2 miles	Bridge, Alignment Widening	800
Lotus Road–Thompson Hill Road to 2.5 miles north near community of Lotus, 2.5 miles	Alignment, Widening	1,500
Mt. Aukum Road–Spanish Creek to Fairplay Road, 3.0 miles	Alignment, Widening	1,700
Newton Road–Snows Road to Pioneer Hill Road, 2.8 miles	Alignment, Widening Brige	1,700
Pleasant Valley Road–Big Cut Road ro Bucks Bar Road, 3.3 miles	Alignment, Widening	1,800
Pioneer Trail Road–SH 50 to Elks Club Drive, 1.3 miles	Resurfacing, Widening	600
Ray Lawyer Drive–SH 49 to SH 50, 1.4 miles (does not include SH 50 interchange)	New Construction	2,000
Sly Park Road–Park Creek Road to Ridgeway Drive, 1.7 miles	Alignment, Widening	950
	TOTAL	$13,299

EXHIBIT 28

5-Year Highway Capital Improvement Expenditures
STIP

Rte.	Location	Project Description	Cost in $1000's 82-3	83-4	84-5	85-6	86-7
49	South of Cool	Bridge reconstruction	100				
50	Echo Maint. Station	Facility improvements	10	24			
50	Pyramid Cr. to Pinecrest Rd.	Curve correction, erosion control	430				
193	S. Fk. American River River to Rte. 49	Retaining wall		757			
193	S. Fk. American River Bridge	Replace bridge			2040		
50	Plcvl & Echo Maint. Stations	Facility improvements			47	47	47
—	Various-Some unknown*	Minor Lump Sum Projects**	210	32	325	450	505
		Subtotal	750	813	2412	497	552
		TOTAL		$5,024,000			

* Unknown locations may eventually be in CTRPA's region

** Includes safety improvements, protective betterment, bridge deck seals, damage restoration, operational improvements, roadway reconstruction, edge drains, and freeway traffic service.

EXHIBIT 29

City of Placerville
5-Year Capital Improvement Expenditures
1982 - 1987

Project Location**	Project Description	Estimated Cost*
Schnell School Road	Overlay	$ 25,000
Placerville Drive	Widening	2,500,000
Country Club Drive	Reconstruction	300,000
Point View Drive	Widening	75,000
Moulton Drive	Extension	200,000
Forni Road	Overlay & Widening	100,000
Smith Flat Road	Overlay	50,000
Main Street	Reconstruction	500,000
Cedar Ravine	Widening	100,000
	TOTAL	$3,850,000

* Estimated Cost Figures are in 1982 Dollars
** Projects not listed in priority order

EXHIBIT 30

El Dorado County
5-Year Capital Improvement Expenditures
1982 - 1987

Location	Project Description	Estimated Cost $1,000
Lotus Road at Weber Creek	Bridge	1,087
Mt. Aukum Road-County Line to 0.3 mile north. Co-op Agreement with Amador County	Bridge	300
Missouri Flat Road-Intersection with Rte. 50 and Mother Lode Drive	Signal	96
Missouri Flat Road-Intersection with Forni Road	Signal, Widening	200
Sand Ridge Road at North Fork Consumnes River	Bridge	530
Pony Express Trail-From Ridgeway Drive to Sly Park Road, 2.5 miles	Resurfacing, Widening	298
Ice House Road-From Rte. 50 to Peavine Ridge Road, 6 miles	Pavement, Repair	141
30 Mile Stone Road at South Fork American River	Bridge	400
Wildwood Way at South Fork American River	Bridge	460
Bridgeport School Road at Cedar Creek	Bridge	100
Happy Valley Cut-Off Road at Camp Creek	Bridge	671
Hazel Valley Road at PG&E Canal	Bridge	140
Glen Alpine Road-Bridge over Alpine Creek	Bridge	252
	TOTAL	$4,675

EXHIBIT 31

Federal-Aid Secondary Program Expenditures

Location	Project Description	Construction Year	$1,000 Cost
Lotus Road at Weber Creek	Bridge Replacement	1983/84	1,064
Mt. Aukum Road at Amador County Line	Joint project with Amador County to construct a new bridge at the South Fork Consumnes River and to widen and reconstruct roadway	1982/83	511

Public Transit

El Dorado Transit

The five year financial plan for El Dorado Transit is summarized in Exhibits 32, 33, and 34.

Exhibit 32 (El Dorado Transit 5-Year Transit Plan Summary) shows a year-by-year progression of enhancement of El Dorado Transit services, from the current level of service through the addition of such services as Saturday PASS service, commuter routes, and Cameron Park/El Dorado Hills dial-a-ride and fixed route services. The bottom line of the summary shows the projected operating cost of providing all services.

El Dorado Transit's 5-Year Capital Acquisition and Replacement Schedule is shown in Exhibit 33. The table shows a year-by-year schedule of acquisition of mid-sized transit vans for expansion of the system and replacement of older vehicles.

Exhibit 34 (El Dorado Transit 5-Year Financial Program) summarizes projected costs and revenues for the system through fiscal year 1986/87. Projected farebox revenues are estiamted by applying the following farebox recovery ratios to the operating cost for that year:

1982/83 - 11%
1983/84 - 12%
1984/85 - 13%
1985/86 - 14%
1986/87 - 15%

Federal subsidy will be available through UMTA Section 18 grants and may be used for capital or operating purposes. Section 18 fund availability is highly unpredictable, an assumption was made that it would remain at the same level through 1986/87.

The estimated amount of TDA subsidy was arrived at by subtracting the projected farebox revenue and available Federal subsidy from the total cost for each year.

The final line, TDA funds available, was estimated by taking the total amount of TDA funds (LTF and STA) allocated for 1982/83 and applying a conservative 3% inflation rate (from County Auditor) to each successive year.

Park and Ride Lots

Needed improvements on existing park and ride lots on the Highway 50 Corridor have already been programmed into the 1982 STIP. As mentioned in Chapter V, the two planned projects involved $60,000 to be used in 1983 for general improvements to lots between El Dorado Hills and Placerville and $90,000 allocated for the expansion of the Shingle Springs Road park and ride lot in 1983.

The major emphasis over the next five years should be the establishment of new park and ride lots on collector roads. Exhibit 35 shows a proposed phased-in plan of development with estimated costs. The estimated costs include the leasing or purchasing of land, improvements to the property, and marketing and administrative costs. Each of the projects listed needs to be included in the STIP. The LTC will pursue such inclusion.

Vanpooling and Carpooling

The primary cost of further development of the vanpool and carpool programs is one of informing potential users of pooling resources and convincing the public of the advantages of using the pooling facilities. The Local Transportation Commission is expected to receive $6,286 in 1982/83 under Senate Bill 320 to promote existing rideshare programs in the County. It is recommended that El Dorado County Transportation Planning staff coordinate with Caltrans to take a more active role in marketing the availability of carpool and vanpool facilities. This would not incur any additional cost to County transportation funds, and it would lead to greater utilization and productivity of existing resources.

EXHIBIT 32

El Dorado Transit
5-Year Transit Plan Summary

	Number of Vehicles in Service				
	1982	1983	1984	1985	1986
Placerville Area Dial-A-Ride	4	4	4	4	4
Placerville Area Shuttle Service (PASS)	2	3	4	4	4
PASS Saturday Service		1	1	1	1
County Route/ Commute Service	1	1	1	2	2
Contract Services	1	1	1	1	1
Cameron Park/ El Dorado Hills Dial-A-Ride	—	1	1	1	1
Cameron Park/ El Dorado Hills Fixed Route	—	—	—	1	2
Projected Operating Cost[1)]	$335,000	$416,750	$495,000	$598,500	$697,350

1) Estimated by applying a 10% inflation factor to previous year's cost, then adding cost of additional services.

EXHIBIT 33

El Dorado Transit
5-Year Capital Acquisition
and Replacement Schedule

Year	1982	1983	1984	1985	1986
New Vehicles	2	1	3	3	1
Replacement Vehicles	—	3	—	1	1
Projected Cost/ Vehicle[1),2)]	$ 32,000	$ 35,200	$ 38,700	$ 42,600	$ 46,900
Total Projected Cost	$ 74,700[3)]	$140,800	$116,100	$170,400	$ 93,800

1) Total cost of vehicle, including lift, two-way radio, and farebox
2) Based on inflation factor of 10%
3) Includes staff car

EXHIBIT 34

El Dorado Transit
5-Year Financial Program

	1982/83	1983/84	1984/85	1985/86	1986/87
Operating Costs	$335,000	$ 416,750	$ 495,000	$ 598,500	$ 697,350
Capital Costs	74,700	140,800	116,100	170,400	93,800
Total Cost	409,700	557,550	611,100	768,900	791,150
Projected Farebox Rev.	36,850	50,000	64,350	83,800	104,600
Federal Subsidy (Capital only)	—	31,000	26,000	26,000	26,000
TDA Subsidy	372,850	476,550	520,750	659,100	660,550
TDA Funds Avail.	950,230	978,737	1,008,099	1,038,342	1,069,492

EXHIBIT 35

Proposed Park and Ride Lots

Project	Year	Estimated Cost
Intersection of Hwy. 49 & 193 NE corner	1983	$ 15,000
Sly Park Road, Hwy. 50 (Safeway parking lot)	1983	$ 7,000
Hwy. 49, Lotus Road in Lotus	1984	$ 12,000
Snow Road at Hwy. 50	1984	$ 6,000
Hwy. 49 at Salmon Falls Road in Pilot Hill	1985	$ 8,000

Vanpooling and Carpooling

The primary cost of further development of the vanpool and carpool programs is one of informing potential users of pooling resources and convincing the public of the advantages of using the pooling facilities. The Local Transportation Commission is expected to receive $6,286 in 1982/83 under Senate Bill 320 to promote existing rideshare programs in the County. It is recommended that El Dorado County Transportation Planning staff coordinate with Caltrans to take a more active role in marketing the availability of carpool and vanpool facilities. This would not incur any additional cost to County transportation funds, and it would lead to greater utilization and productivity of existing resources.

Aviation

Financial planning for airports has been especially difficult in recent years. Exhibit 36 contains the same capital improvement program that the 1980 RTP did. Local matching funds were not available to fund any of the projects in the past two years.

EXHIBIT 36

5-Year Major Capital Improvement Expenditures
For Airports

Placerville	Slurry seal runway	$ 36,000
	Overlay runway, taxiway & ramp	432,000
	Rotating beacon	8,400
	Traffic pattern indicator	10,800
	Paving additional tiedowns	60,000
	TOTAL	$547,200
Georgetown	Slurry seal runway	$ 30,000
	Overlay runway	240,000
	Traffic pattern indicator	10,800
	Paving additional tiedowns	48,000
	TOTAL	$328,800

The majority of these projects are eligible for funding by the Federal Aviation Administration or California Division of Aeronautics. However, the grants generally require a local match of 10%-20%. Local funds for match purposes are provided exclusively by user fees and in recent years there has been a reduction in user fees collected. This reduction is due primarily to reduced airline traffic at the Lake Tahoe Airport. The reduction in user fees results in an inadequate amount of matching funds available for projects.

Currently, staff is working on securing additional airline service to Lake Tahoe. If successful, a portion of the increase in fees collected could be used for improvements at Western Slope airports.

Non-Motorized Transportation

Bicycle/Pedestrian Routes

The Bikeway Master Plan currently lists construction of a bicycle/pedestrian trail on Pony Express Trail in Pollock Pines as the number one priority, with an estimated completion cost of $80,000 to $90,000. The County Public Works Department is following the reasonable course of completing the various sections of the trail as funds become available. Since TDA bicycle and pedestrian funds amount to approximately $15,000 per year, it appears that the Pony Express bicycle trail will be the primary project over the next five years.

Equestrian-Hiking Trails

During the current time of fiscal conservatism, it is highly unlikely that any government funding will be available for the construction of equestrian-hiking trails. The number one priority of the County Recreation Commission with regard to these trails should be the development of alternative funding sources followed by the ranking of trail priorities and then the completion of each trail on a section by section basis as funds become available.

VII. ENVIRONMENTAL IMPACT

The El Dorado County Local Transportation Commission (LTC) adopted a 1976 El Dorado Regional Transportation Plan, a 1977 Regional Transportation Plan Supplement, a 1978 and a 1980 Regional Transportation Plan. A Final Environmental Impact Report for the 1976 Regional Transportation Plan was adopted in April 1976. An Addendum Environmental Impact Report was included in the 1977 Regional Transportation Plan. This chapter will serve as an Addendum to those two environmental documents.

Environmental Setting

The Transportation and Circulation section of the Environmental Setting in the 1976 EIR is amended to include the following:

> Transit services on the Western Slope are provided by El Dorado Transit. Service includes a fixed route in Placerville and County fixed routes to the outlying areas of Georgetown, Garden Valley, Coloma, Lotus, El Dorado Hills, Cameron Park, Rescue, Shingle Springs, El Dorado, Diamond Springs, Mt. Aukum, Fairplay, Outingdale, Somerset, Pleasant Valley, Diamond Springs, Pollock Pines, Cedar Grove, and Camino. El Dorado Transit also provides dial-a-ride services to most of the Western Slope.

Description of the RTP

The description of the El Dorado County Regional Transportation Plan in the 1976 EIR is amended as follows:

> The format of the RTP has been updated. It includes a policy element, an action element, and a financial element. Each element is divided into sections by mode.
>
> The El Dorado Local Transportation Commission's goals and objectives (as presented in the policy element) were updated by mode for the 1982 RTP.

Streets, Roads, and Highways

Goal: To provide adequate maintenance of streets and roads, improvement of deteriorating facilities, and the addition of essential transportation links, through the efficient use of available funds and the creative development of potential funding sources.

Objectives: Ensure that all County streets and roads are maintained at their current level or above.

Give priority to maintenance projects whose purpose is to upgrade currently deteriorating facilities.

Aggressively pursue Federal, State, and local support for the development and construction of vital transportation links.

Actively pursue all available traditional funding sources and develop additional potential sources (i.e., assessment districts and local gax tax).

Public Transit

Goal: To provide a reliable public transit system that both serves transportation disadvantaged persons and provides an alternative mode of travel for all Western Slope residents.

Objectives: Increase the productivity and reliability of the transit system through the expansion of regularly scheduled fixed route services.

Transit services will continue to provide for the specialized needs of the elderly and handicapped through compliance with State and Federal laws and regulations regarding full accessibility and the coordination of services.

Transit will be encouraged as an alternative mode of inter and intra regional travel through the provision of commuter-oriented bus services and designated parking areas for use by carpools and vanpools.

Encourage the use of ridesharing and vanpooling opportunities through increased public information campaigns focused on availability and cost-effectiveness.

Aviation

Goal: To manage the aviation system in a cost-effective manner in order to accommodate the demand for aviation and minimize safety hazards, noise pollution, and conflicts with surrounding neighborhoods.

Objectives: Local jurisdictions should use land use zoning in areas near airports to promote land uses that are compatible with airport activities and that are not safety hazards.

Support the safety improvements that are identified in the Capital Improvement Program for Airports (Chapter V) and pursue additional funding sources directed toward air and ground safety improvements.

Non-Motorized

Goal: Provide safe and accessible pedestrian, bicycle, and equestrian systems by providing additional facilities, removing obstacles to the use of these facilities, and reducing conflicts with motor vehicles.

Objectives: Support the completion of projects contained in the Bikeway Master Plan through the continued allocation of Transportation Development Act funds for bicycle purposes.

Encourage local jurisdictions to develop policies which promote safe and convenient pedestrian facilities in existing and proposed residential developments.

Support the development of appropriate funding sources and the completion of projects as outlined in the Equestrian-Hiking Trail System Plan.

The actions proposed in the 1982 RTP for Streets, Roads, and Highways, Aviation, and Non-Motorized Transportation do not differ significantly from those presented in the 1976 EIR. However, the Public Transit section is amended as follows:

The changes proposed to enhance existing El Dorado Transit public bus services in the Placerville area are:

a. El Dorado Transit's dial-a-ride service changed from 24-hour advance reservation to immediate demand-responsive in September 1982, with radios being installed in all the vehicles.

b. Placerville Area Shuttle Service expanded to provide more comprehensive service to the Placerville area:

- o January 1983: Add a third vehicle to PASS and extend fixed route coverage to Diamond Springs and El Dorado.
- o July 1983: Add Saturday service with two vehicles operating on a limited fixed route basis.
- o July 1984: Add a fourth vehicle to PASS to decrease headways and meet greater demand.
- o July 1985: Incorporate daily, regularly scheduled service to Pollock Pines and Camino with convenient interface and transfer to PASS.

c. County Route Service needs to be evaluated with an eye toward revision or elimination.

The RTP also recommends additional transit service for the Cameron Park/El Dorado Hills area in the form of commuter bus service, dial-a-ride service, and fixed route service. The development of park and ride facilities and vanpooling are also recommended.

Environmental Impacts of the Plan

The 1982 RTP will not increase the potential for environmental impacts in excess of those impacts discussed in the 1976 EIR.

The adopted 1976 Environmental Impact Report recognized deficiencies in the areas of ambient air conditions, ambient noise conditions, and water quality data. Deficiencies in basic data still exsit and new evaluations have not been made.

The El Dorado County Local Tranpsortation Commission (LTC) recognizes the role of transportation planning in maintaining healthful air quality. The LTC also recognizes the need to implement transportation control strategies; although the Region is not within an Air Quality Maintenance Area (AQMA) nor within a designated California non-attainment area.

Capital improvements to the road system would improve the air quality and conserve energy. The present road system is composed of many winding, substandard roads. Driving these winding roads requires considerable braking and acceleration. A substantial fuel savings and cleaner air could be realized if the roads were improved to higher standards which would allow the motorist to drive at a more constant speed.

Improvements to the road system would also increase the operating speed of the transit system. An efficient system providing a good level of service would attract more users and decrease the dependence on the private automobile.

Park and ride facilities provide staging areas for carpoolers and vanpoolers to park their autos and share rides for daily commute trips. Ridesharing has proven to be an effective transportation control measure representing a considerable fuel savings.

Bicycle and pedestrian traffic would also be provided with a safer facility if the roads were improved. This would also decrease dependency on the auto. Many of the existing roads do not have sufficient width which discourages bicycle travel within the Region.

El Dorado County, the City of Placerville, and Caltrans will continue a cooperative effort to identify needs to encourage conservation of energy and coordinate their planning efforts to assure compatibility between air quality and transportation planning.

APPENDIX

SUMMARY (Form 1)

EL DORADO COUNTY WESTERN SLOPE
TRANSPORTATION NEEDS QUESTIONNAIRE

Households Surveyed: 1,000 Three Interviewers

Date: November 30, 1981 to December 23, 1981

Time: Between 9:00 AM and 9:00 PM

INTRODUCTION: Good morning/afternoon/evening. I am calling for the County of El Dorado. We are conducting a survey to help determine transportation needs of El Dorado County residents and would like to ask a few questions. Is it convenient to talk to you now? If not, what time will be more convenient?

FIRST OF ALL: Do you live in El Dorado County?

1. Where do you live?

5.5% Cameron Park	5.5% Grgtwn/Grdn Valley	7.6% Plst. Valley/Somerset
9.2% Camino/Cedar Grv.	0.2% Latrobe	10.5% Pollock Pines
1.7% Coloma/Lotus	0.7% Kelsey	1.3% Greenwood
4.7% Cool/Pilot Hill	0.7% Omo Rnch/Grzly Flat	9.4% Shngl Springs/Rescue
7.9% Diamond/El Dorado	2.3% Outingdale/Mt. Aukum	0.1% Swansboro Country
9.8% El Dorado Hills	22.4% Plcrvl/Smith Flat	0.5% Other

2. How many persons, including yourself, live in your household? 2.8 persons

3. How many household members are in each of the following age groups?

19.5% 0-15 44.7% 16-49 14.6% 50-59 6.3% 60-64 14.9% 65 & over

4. How many household members are handicapped/disabled? 3.2% of population

5. How many motor vehicles (including autos, pickups, and trucks) in running condition are owned or regularly available to members of your household? 2.3 vehicles

6. How many of these are autos? 1.6 autos/household

7. How many are pickups? 0.6 pickups/household

8. How many are trucks? 0.1 trucks/household

9. How many motorcycles are owned by persons who live in your household? 0.2/hsehld

10. How many bicycles in working order are owned by persons who live there? 0.6/hseh

11. How many persons in your household age 16 or over cannot or do not drive?

5.2% of population age 16 or ove

12. What areas within the County do you travel to most often? And what is the purpose of the trip? (Do not enter area of residence)

1. Work 3. Personal Business 5. School 7. Other
2. Shopping 4. Medical/Dental 6. Church

	AREA (Major areas only)	PURPOSE			
48.7%	Placerville/Smith Flat	2-43%	3-23%	4-15%	1-14%
12.3%	Cameron Park	2-55%	1-17%	3-8%	4-3%
10.0%	Diamond/El Dorado	2-42%	1-17%	3-15%	4-2%
6.7%	Pollock Pines	7-29%	2-27%	1-25%	3-14%
6.1%	Shingle Springs/Rescue	2-27%	1-19%	5-15%	3-12%
4.4%	Camino/Cedar Grove	7-49%	1-30%	3-13%	2-4%

What city or area outside the County do you travel to most often and the purpose of the trip?

	AREA (Major areas only)	PURPOSE				
52%	Sacramento	2-44%	1-20%	7-16%	4-12%	3-7%
9%	Auburn	2-39%	3-28%	4-14%	7-10%	1-8%
7%	Folsom	2-53%	4-17%	1-15%	7-9%	6-4%
7%	Tahoe	7-87%	1-6%	3-4%	2-3%	
6%	East Sacramento	2-46%	1-29%	4-14%	7-3%	6-3%
5%	Bay Area	7-74%	1-14%	3-6%	4-4%	2-3%

13. How many persons in your household have difficulty traveling or have transportation problems or transportation needs that are not adequately met?

7.8% of households expressed a transportation problem

14. Is regular bus service available in your area?

Yes 5.6% No 85.8% Don't Know 8.6% (If "yes" go to Question 15)

(a) (If "no") Would you use the bus if the service was available?

Yes 47.3% No 45.7% Don't Know 7.0%

(If "no" or "don't know", go to Question 15)

(b) (If "yes") How much would you be willing to pay?

0.9%	Zero	24.1%	$ .75	4.8%	$1.50
5.5%	$ .25	29.1%	$1.00	1.6%	$2.00
31.2%	$ .50	1.4%	$1.25	1.4%	Over $2.00

15. Do any members of your household use El Dorado Transit, the County Public Bus System?

Yes 0.5% No 97.2% No Response 2.3%

*(a) (If "yes") Estimate the frequency of use:

Daily 2 or 3 times weekly Other
Weekly Occasionally

*(b) What suggestions would you make to improve service?

*Insufficient response to obtain valid data

16. Looking at the entire County, what is most important?

57% Roads

67% Better Maintenance (resurface, drainage, etc.)

33% Major Improvements (widen, curve improvement, left turns, passing lanes, etc.)

35% Public Bus

26% Better Service in the Placerville Area

45% Better Service in the Rural Areas to Placerville

29% Commuter Service to Sacramento

7% Bikeways Along Existing Roads

1% Other

17. Are you or any members of your household in a carpool on a regular basis?

Yes 9% No 91% (If "yes") What is the destination of the carpool? And what is the purpose of the trip?

1. Work
2. Shopping
3. Personal Business
4. Medical/Dental
5. School
6. Church
7. Other

CITY		PURPOSE		
62%	Sacramento	1-89%	5-11%	
9%	Placerville	1-78%	3-11%	5-11%
29%	Misc. Other			

18. Just two final questions. For statistical summaries we need to know the range of your combined annual income before taxes.

3.4% $0-$4,999	8.4% $5,000-$7,999	12.3% $8,000-$11,999
9.4% $12,000-$15,999	12.0% $16,000-$19,999	21.0% $20,000-$29,999
20.7% $30,000 & over	12.4% Don't Know or Refused	

19. Are there any transportation problems you feel the County should be studying, or do you have additional comments or suggestions regarding transportation problems or unmet transportation needs of your household members.

16.7% Improve roads

16.5% Improve local bus service

3.7% Misc. responses

2.2% Need train to Sac

1.9% Need pedes./bike/equest. facil.

1.3% Need commuter bus to Sac

1.1% Local bus system not cost-effective

1.0% No bikeways needed

0.9% More infor. needed for carpooling

54.7% No comment

WESTERN SLOPE
EL DORADO COUNTY SUMMARY (Form 2)

100 Responses

7.8 % of households expressed a transportation problem

WE WOULD LIKE TO FIND OUT MORE ABOUT EACH HOUSEHOLD MEMBER WHO IS HAVING A TRANSPORTATION PROBLEM.

What age group is this person within?

- 15% 0-15
- 1% 60-64
- 49% 16-49
- 22% 65 & over
- 13% 50-59

Is this person? (Check)

- 41% Male
- 59% Female

Does this person have a driver's license?

- 48% YES
- 52% NO

What is the employment status of this person?

- 15% Retired
- 8% Housepersons/ Housewife
- 8% Seeking Employment
- 29% Handicapped/ Disabled
- 16% Employed Full-time
- 21% Student
- 2% Employed Part-time
- 0% Pre-school
- 1% Other

Where does this person need to travel?

PLCRVL- 73%
SAC —— 15 %
AUB —— 5 %
OTHERS— 7 %

What would be the purpose of going to that location?

- 27% 1 Medical/Dental
- 15% 2 To go shopping
- 10% 3 To go to school
- 19% 4 To go to work
- 0 5 Religious
- 10% 6 For social
- 2% 7 Family business
- 8% 8 Other

What is the existing difficulty in getting there?

- 12% 1 Vehicle not available
- 27% 2 Physical or mental cond
- 0% 3 No driver's license
- 0% 4 Public trans. inadequate
- 3% 5 Public trans. is unavail
- 8% 6 Cannot afford gasoline
- 7 Unavailability of gas
- 8 Taxi costs too high
- 5% 9 Other _____

Approximately how far in miles is this place from home?

Varies- Average = 20 Miles

How many times a month does this trip need to be made?

Trips - 2250

How many times a month are these trips actually being made now?

77% of Trips actually being made

How are these trips usually being made now? (If by taxi or public trans., what is the usual cost of this trip one way?

- 54% 1 Family member driv
- 22% 2 Friend drives
- 3 Taxi/Public Trans.
- 4% 4 Social Agency Trans Service/Sr. Cit.Bus
- 15% 5 Trip not being made now
- 1% 6 Walk
- 4% 7 Bicycle
- 8 Other

If a taxi or public transportation service were provided to serve this transportation need, what is the highest fare the household member would be willing to pay? (one way)

- 27% Zero
- 16% 75¢
- 4% $1.50
- 3% 25¢
- 29% $1.00
- 5% $2.00
- 29% 50c
- 1% $1.25
- 12% Over $2.00

Average Highest Fare = $1.70

Where does this person need to travel?

Town? ____ (10 11)

12 (Circle) What would be the purpose of going to that location?

1 Medical/Dental
2 To go shopping
3 To go to school
4 To go to work
5 Religious reasons
6 For social/entertain
7 Family business
8 Other _____ (Please specify)

13 (Circle) What is the existing difficulty in getting there?

1 Vehicle not available
2 Physical or mental condition
3 No driver's license
4 Public trans. inadequate
5 Public trans. is unavailable
6 Cannot afford gasoline
7 Unavailability of gasoline
8 Taxi costs too high
9 Other _____ (Please specify)

Approximately how far in miles is this place from home? (14 15 16 Miles)

How many times a month does this trip need to be made? (17 18)

How many times a month are these trips actually being made now? (19 20)

21 (Circle) How are these trips usually being made now? (If by taxi or public trans., what is the usual cost of this trip one way?

1 Family member driv
2 Friend drives
3 Taxi/Public Trans.
4 Social Agency Trans Service/Sr. Cit.Bus
5 Trip not being made now
6 Walk
7 Bicycle
8 Other _____ (Specify)

Dollars (22 23) Cents (24 25)

If a taxi or public transportation service were provided to serve this transportation need, what is the highest fare the household member would be willing to pay? (one way) **26 (Check)**

1 Zero
2 25c
3 50c
4 75¢
5 $1.00
6 $1.25
7 $1.50
8 $2.00
9 Over $2.00

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